ABBREVIATIONS

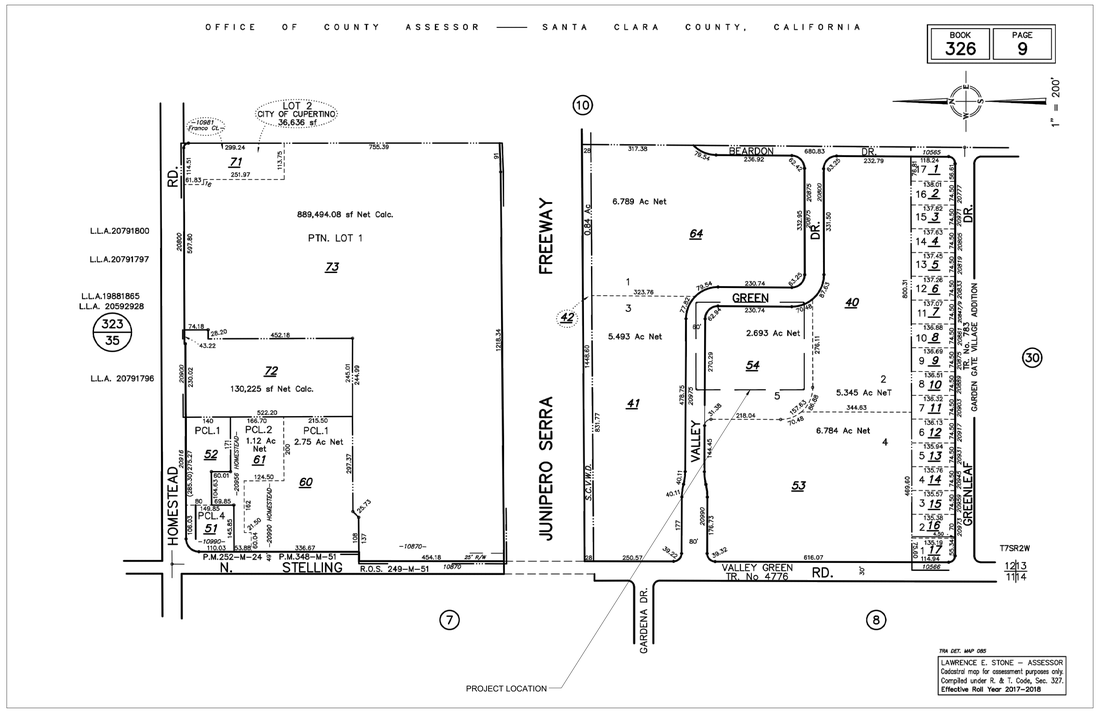
A.B.	ANCHOR BOLT
A/C	AIR CONDITION
A.F.F.	ABOVE FINISHED FLOOR
APP	APPROVED
ARCH.	ARCHITECT
ARCH'L	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK'G	BLOCKING
BM.	BEAM
B.O.	BY OWNER
BOT.	BOTTOM
B.O.W.	BASE OF WALL
B.U.	BUILT-UP
CL	CENTERLINE
CLR.	CLEAR
CLG.	CEILING
COL.	COLUMN
CSK	COUNTERSINK
COMP.	COMPOSITION
CONC.	CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CRC	COLD-ROLLED CHANNEL
C.T.	CERAMIC TILE
DBL.	DOUBLE
DET.	DETAIL
DWR.	DRAWER
DIM.	DIMENSION
(E)	EXISTING
EA.	EACH
ELEV.	ELEVATION
EQ.	EQUAL
EXH	EXHAUST
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	EDFLOOR AREA
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.G.	FIXED GLAZING
FIN.	FINISH
FL / FLR.	FLOOR
FLUOR.	FLOURESCENT
F.O.	FACE OF
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GYPSUM BOARD
G.I.	GALVANIZED IRON
GLB	GLUE-LAMINATED BEAM
GFRG	GLASS FIBER REINFORCED GYPSUM
GSM	GALVANIZED SHEET METAL
H.B.	HOSE BIB
H.C.	HOLLOW CORE
H.D.	HOLDDOWN
HDR.	HEADER
HT.	HEIGHT
INCL.	INCLUDE(D)
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
L.H.	LEFT HAND
L.H.R.	LEFT HAND REVERSE
L/S	LANDSCAPE
LT.	LIGHT
LLI	LANDLORD IMPROVEMENTS
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MTD.	MOUNTED
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
OP.	OPERABLE
OPG.	OPENING
OPP.	OPPOSITE
PL.	PLATE
P-LAM	PLASTIC LAMINATE
PLY.	PLYWOOD
PROP.	PROPERTY
P.T.	PRESSURE-TREATED
R.	RISER
(R)	RE-LOCATE(D)
R.D.	ROOF DRAIN
REC.	RECESSED
REG.	REGISTER
REINF.	REINFORCED
REQ'D	REQUIRED
REV.	REVERSE
R.H.	RIGHT HAND
R.H.R.	RIGHT HAND REVERSE
RWD.	REDWOOD
R.W.L.	RAINWATER LEADER
S.C.	SOLID CORE
S.D.	SMOKE DETECTOR
SHT'G	SHEATHING
SIM.	SIMILAR
SQ.	SQUARE
S.S.D.	SEE STRUCTURAL DRAWINGS
T.	TREAD
T&G	TONGUE & GROOVE
TBD	TO BE DETERMINED
TEMP.	TEMPERED
THK.	THICK
TI	TENANT IMPROVEMENTS
T.O.C.	TOP OF CURB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UHMW	ULTRA HIGH MOLECULAR WEIGHT POLY-ETHELENE
W/	WITH
W.C.	WATER CLOSET
W.H.	WATERHEATER
W.P.	WATERPROOF
W.W.M.	WELDED WIRE MESH
WIN.	WINDOW
W/O	WITHOUT
WD.	WOOD

GENERAL NOTES

1. EXISTING CONSTRUCTION DATA HAS BEEN OBTAINED IN THE FIELD BY VISUAL MEANS ONLY. DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH CONTRACTOR. ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK BEGINS OR SUPPLIES ARE ORDERED.
2. SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS UNLESS INDICATED OTHERWISE.
3. ALL DISCREPANCIES BETWEEN DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
4. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR DETAILED ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
5. REPAIR, REPLACEMENT AND/OR PATCHING IN EXISTING AREAS ARE TO MATCH SUBSTRATE AND ADJACENT FINISH.
6. VERIFY ELECTRICAL, MECHANICAL AND FIRE ALARM REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
7. WORK SHALL BE PERFORMED IN CONFORMANCE WITH STATE & FEDERAL CODES. LAWS AND REGULATIONS APPLICABLE TO THIS WORK INCLUDE SPECIFICALLY BUT ARE NOT LIMITED TO CBC 2019 AS WELL AS CAL GREEN 2019 MANDATORY MEASURES. VOLUNTARY CAL GREEN MEASURES ARE ENCOURAGED AND WORKSHEETS FOR CONFORMANCE ARE AVAILABLE FROM ARCHITECT.
8. ALL DIMENSIONS ARE TO FACE OF FINISH, FACE OF CONCRETE, TO CENTERLINES OF COLUMNS AND OTHER GRID POINTS, & TO CENTERLINES OF DOORS AND OTHER SCHEDULED OPENINGS UNLESS OTHERWISE NOTED.
9. OFFSET STUDS WHERE REQUIRED TO ALIGN WITH FINISH MATERIAL.
10. WHERE UL, GA OR UBC CONSTRUCTION ASSEMBLIES ARE DESIGNATED, THE COMPONENTS AND INSTALL DETAILS MUST CONFORM IN EVERY PARTICULAR WITH THE DESIGN NUMBER SPECIFIED.
11. CEILING HEIGHTS ARE MEASURED TO BOTTOM OF FINISH CEILING.
12. IN CEILINGS, LOCATE PENETRATING ITEMS (FIXTURES, SPRINKLERS, ETC.) IN PATTERNS SHOWN ON REFLECTED CEILING PLANS. IF NOT SHOWN, REQUEST CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING.
13. G.C. TO PROVIDE & COORDINATE ACCESS DOOR LOCATIONS (FOR CONCEALED ITEMS) WITH APPROPRIATE CONTRACTOR AND REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.
14. DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION; FOLLOWING THE COMPLETION OF PROJECT, ARCHITECT/ENGINEER REVIEW AND COORDINATION, WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (EG WITH REGARD TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS.
15. THIS BUILDING SHALL BE EQUIPPED WITH AN APPROVED MANUAL AND AUTOMATIC FIRE ALARM SYSTEM PER FIRE CODE AND CALIFORNIA ELECTRICAL CODE – SEE FIRE DWG. FOR INFO.
16. RATED WALLS AND CEILINGS SHALL NOT BE PENETRATED WITH PLASTIC PIPE OR BOXES (EXCEPT UL FIRE BOXES MAY BE USED PER NEC 300-21, CBC 709,710).
17. ANY ITEM OR WORK NOT NOTED AS "EXISTING" (E) SHALL BE NEW.
18. ALL WORK TO BE DONE IN CONFORMANCE WITH ALL GOVERNING CODES WHETHER INDICATED ON THE DRAWINGS OR NOT.
19. THE CONTRACTOR SHALL LEAVE THE JOB BROOM CLEAN AT THE END OF EACH DAY'S WORK.
20. THE CONTRACTOR SHALL LEAVE THE JOB BROOM CLEAN, WINDOWS AND FIXTURES WASHED AND DEBRIS REMOVED FROM THE JOB SITE AT THE COMPLETION OF THE PROJECT.
21. ALL MANUFACTURED ITEMS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION AND RECOMMENDATIONS UNLESS OTHERWISE NOTED.
22. PRIOR TO FINAL ACCEPTANCE, ALL SYSTEMS, EQUIPMENT, APPARATUS AND APPLIANCES SHALL OPERATE SAFELY AND SATISFACTORILY AS THE DESIGN INTENDED.
23. CONTRACTOR TO PROVIDE OWNER WITH A HARD COVERED (3-RING, ETC.) BINDER OWNER'S MANUAL THAT SHALL INCLUDE MANUFACTURER'S INFORMATION, WARRANTEES, DIRECTIONS, ETC., ON ALL MECHANICAL ELEMENTS OF THE PROJECT.
24. SHOP DRAWINGS SHALL BE PROVIDED FOR REVIEW AND FINAL APPROVAL BY THE OWNER AND ARCHITECT FOR DOORS, WINDOWS AND CABINETS.
25. CUT SHEETS OR SAMPLES SHALL BE PROVIDED FOR REVIEW AND FINAL APPROVAL BY THE OWNER AND ARCHITECT FOR ALL EQUIPMENT, LIGHTING FIXTURES, PLUMBING FIXTURES, HARDWARE AND FINISH MATERIALS THROUGHOUT THE PROJECT.
26. ALL INTERIOR FINISHES SHALL COMPLY WITH 2019 CBC TABLE 803.11.

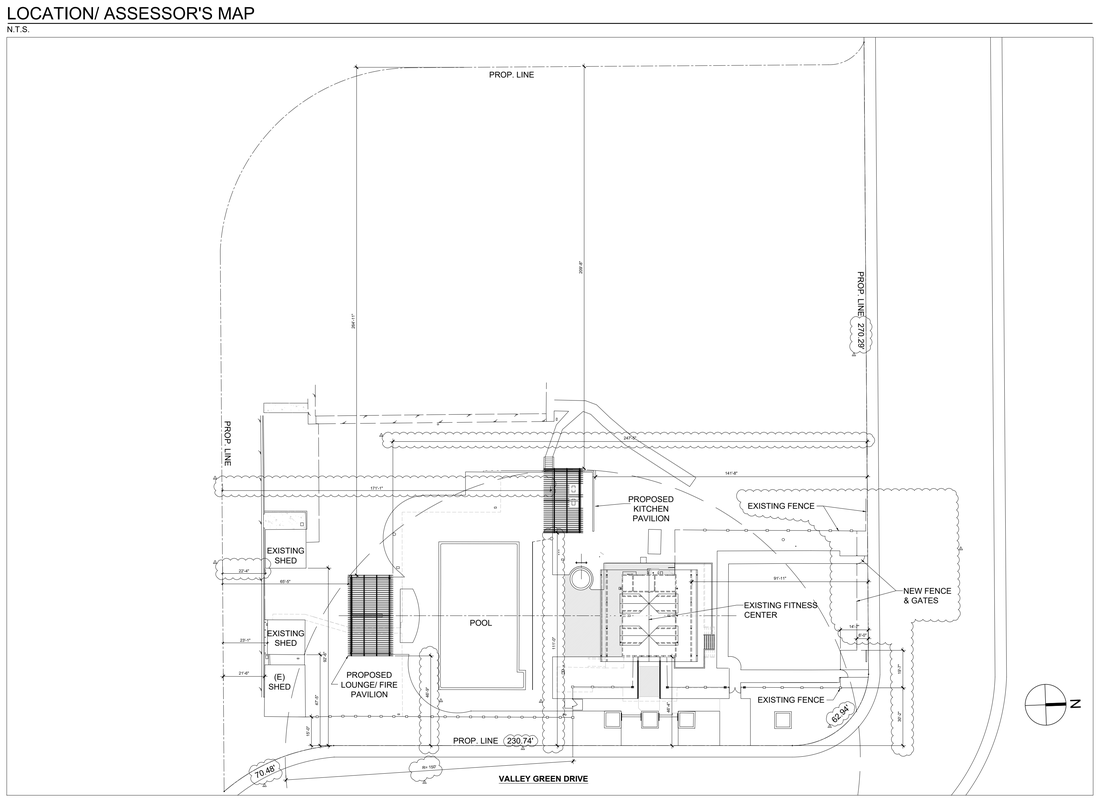
FIRE DEPARTMENT NOTES

- EXIT SIGNS, EMERGENCY LIGHTING, FIRE EXTINGUISHERS, FIRE DEPARTMENT LOCK BOX AND ADDRESS POSTING LOCATIONS TO BE FIELD VERIFIED BY FIRE INSPECTOR. FIRE DEPARTMENT ACCESS TO THE SITE, THE BUILDING, AND TO ALL FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED AT ALL TIMES, IN ACCORDANCE WITH CFC CHAPTER 5.
- EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OR THE INTERNATIONAL BUILDING CODE SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL. CFC SEC. 504
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND SANTA CLARA COUNTY FIRE STANDARD DETAIL AND SPECIFICATION SI-7. CFC CHP. 33.



LOCATION/ ASSESSOR'S MAP

N.T.S.



SITE PLAN SHOWING SETBACKS

1/32" = 1'-0"

DRAWING INDEX

ARCHITECTURAL DRAWINGS

A0.01	PROJECT INFORMATION
AB1.00	AS- BUILT TOPOGRAPHIC SURVEY
AB1.01	AS- BUILT FLOOR PLAN
AB2.01	AS- BUILT EXTERIOR ELEVATIONS
A1.01	PROPOSED SITE PLAN
A1.02	FITNESS CENTER PROPOSED FLOOR PLAN
A1.03	PAVILIONS PROPOSED PLANS
A1.04	FITNESS CENTER PROP. REFLECTED CEILING PLAN
A1.05	SITE PLAN IMPERVIOUS SURFACE COVERAGE
A2.01	FITNESS CENTER PROPOSED EXTERIOR ELEVATIONS
A2.02	PAVILIONS PROPOSED EXTERIOR ELEVATIONS
A3.01	PROPOSED BUILDING SECTIONS
A4.01	PROPOSED WALL SECTIONS
A5.01	PROPOSED DETAILS
A5.02	PROPOSED DETAILS

STRUCTURAL DRAWINGS

S1	STRUCTURAL NOTES & ABBREVIATIONS
S2	TYPICAL DETAILS
S3	PLANS
S4	SECTIONS & DETAILS
S5	PLANS & DETAILS

LANDSCAPE DRAWINGS

L1.0	MATERIALS PLAN
L2.0	LAYOUT PLAN
L3.0	IRRIGATION PLAN
L4.0	PLANTING PLAN
L5.0	SITE DETAILS
L5.1	IRRIGATION CALCULATIONS & DETAILS
L5.2	IRRIGATION DETAILS
L5.3	PLANTING DETAILS
L5.4	KITCHEN DETAILS
L6.0	MATERIALS SPECIFICATIONS
L6.1	IRRIGATION SPECIFICATIONS
L6.2	LANDSCAPE PLANTING SPECIFICATIONS

PROJECT DIRECTORY

PROPERTY MANAGERS	WOODMONT REAL ESTATE SERVICES 1050 RALSTON AVE. BELMONT, CA 94002 PROJ. MANAGER: JAMES TREGEMBO T. 650.802.1649
ARCHITECT	KNUTSON ARCHITECTURE - ERIC KNUTSON 2231 H STREET SACRAMENTO, CA 95816 T. 925.324.0587
STRUCTURAL ENGINEER	BAY STRUCTURAL ENGINEERING 2601 BLANDING AVE., SUITE C218 ALAMEDA, CA 94501 T. 415.816.2390
LANDSCAPE ARCHITECT	QUADRIGA LANDSCAPE ARCHITECTURE & PLANNING, INC. SACRAMENTO & SANTA ROSA, CA T. 916.441.2129

PROJECT SUMMERY

OCCUPANCY GROUP: A-3

CONSTRUCTION TYPE: V-B (NON- RATED)

SPRINKLERED: NO

APPLICABLE BUILDING CODES (ORIGINAL): UBC 1991, UMC 1991, UPC 1991 & NEC 1991

APPLICABLE BUILDING CODES FOR NEW CONSTRUCTION: CRC 2019 & CBC 2019 & ASCE 7-10 MIN. DESIGN LOADS

APPLICABLE PLUMBING CODE FOR NEW CONSTRUCTION: CPC 2019

APPLICABLE ELECTRICAL CODE FOR NEW CONSTRUCTION: CEC 2019

CA ENERGY STANDARDS FOR NEW CONSTRUCTION(TITLE 24): 2019

CA GREEN BUILDING STANDARS FOR NEW CONSTRUCTION(CAL GREEN): 2019

CA FIRE CODE: 2019

ZONING: R3

FLOOR AREAS:

(E & N) FITNESS CENTER (N.C.):	910 SF
(OCCUPANT LOAD: 19)	
(E) SHEDS (TO REMAIN):	1360
TOTAL (E) PARCEL COVERAGE:	2270 SF
(N) FIRE/ LOUNGE PAVILION:	805
(N) KITCHEN PAVILION:	661
TOTAL (N) PARCEL COVERAGE:	3736 SF

2

PROJECT SCOPE

NEW SITE WORK/ LANDSCAPING TO INCLUDE NEW APPROACH/ ACCESS FROM VALLEY GREEN DRIVE, REMODEL/ REPAIR OF EXISTING POOL, SPA AND POOL DECK, ADDITION OF NEW DINING AND LOUNGE PAVILIONS AT POOL AREA, REMODEL OF EXISTING FITNESS/ COMMUNITY CENTER INTO FITNESS CENTER, ENLARGE EXISTING NORTH WOOD DECK AND REPAIR/ REPLACE ACCESS STAIR

2

DRAWING SYMBOLS

FIN. FL. +0'-0"	DATUM POINT, DIMENSION POINT
1 A1.01 (DRAWING NO.) (SHEET NO.)	SECTION TAG
1 A1.01 (DRAWING NO.) (SHEET NO.)	DETAIL TAG
1 A1.01 (DRAWING NO.) (SHEET NO.)	EXTERIOR ELEVATION TAG
A B A1.01 D C (DRAWING NO.) (SHEET NO.)	INTERIOR ELEVATION TAG
1	DOOR NUMBER
1	FINISH DESIGNATION- SEE FINISH SCHEDULE, SHT. A0.02
A	APPLIANCE/ EQUIPMENT DESIGNATION- SEE EQUIPMENT SCHEDULE, SHEET A0.02

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THE VILLAGES AT CUPERTINO

20875 VALLEY GREEN DRIVE
CUPERTINO, CALIFORNIA

95014-1799 APN: 326-09-054

LICENSED ARCHITECT ERIC B. KNUTSON STATE OF CALIFORNIA

Revisions:

07/20/18
01/28/19
03/29/19 PERMIT SET
1/21/20 PERMIT SET REV.
1 6/18/20 PERMIT/ ASA SET REV.
2 8/12/20 PERMIT/ BUILD. REV.
3 9/25/20 ASA/ PLANNING REV.
4 12/24/20 ASA/ PLANNING REV.
5 2/17/21 ASA/ PLANNING REV.

PROJECT INFO

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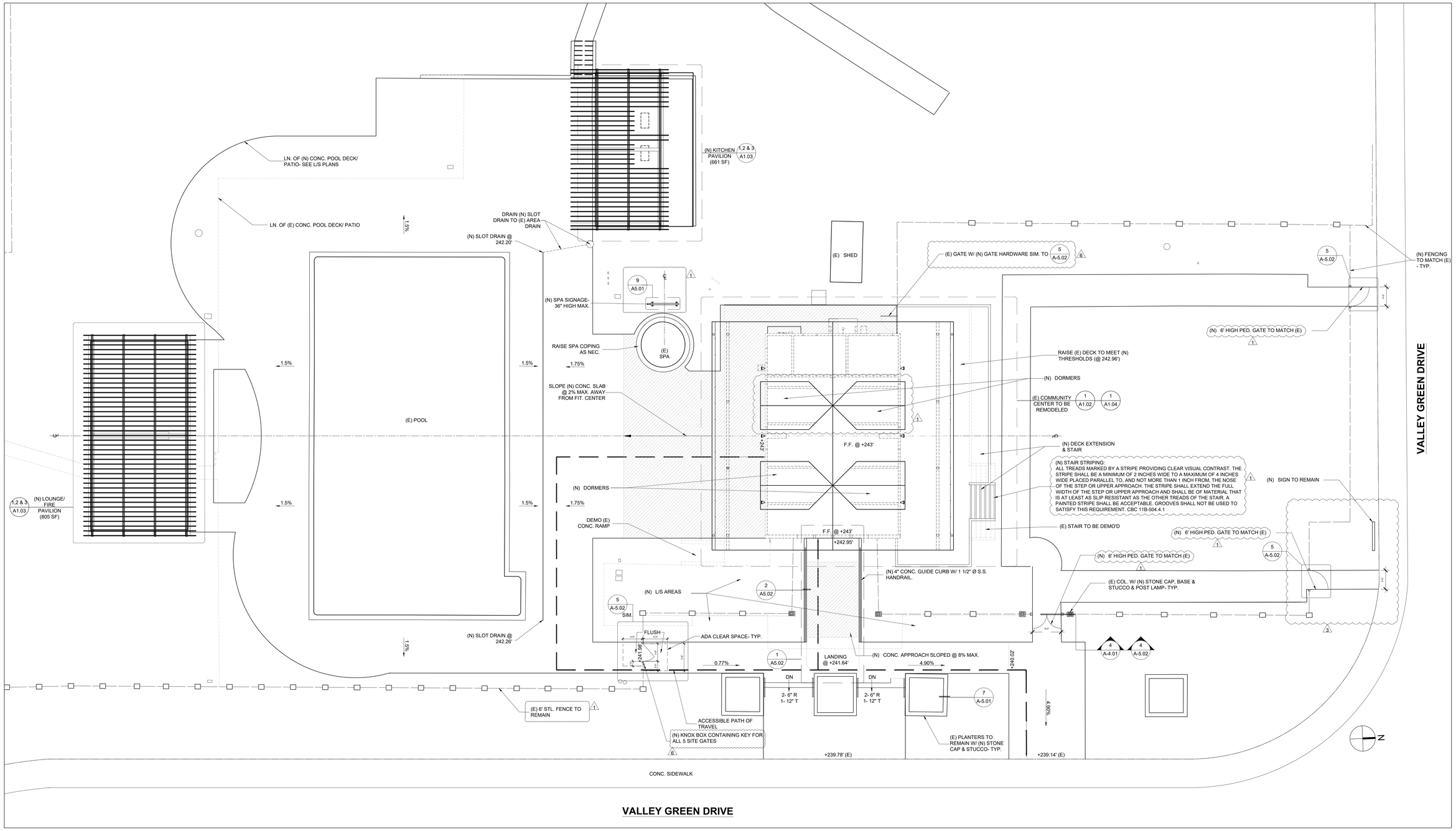
SCALE:	N.T.S.
DRAWN:	ek

A0.01



1 FITNESS CENTER PROPOSED SITE PLAN
1/8" = 1'-0"

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LICENSED ARCHITECT
ERIC B. KNUTSON
No. 5-22-18
STATE OF CALIFORNIA

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03/29/19 PERMIT SET
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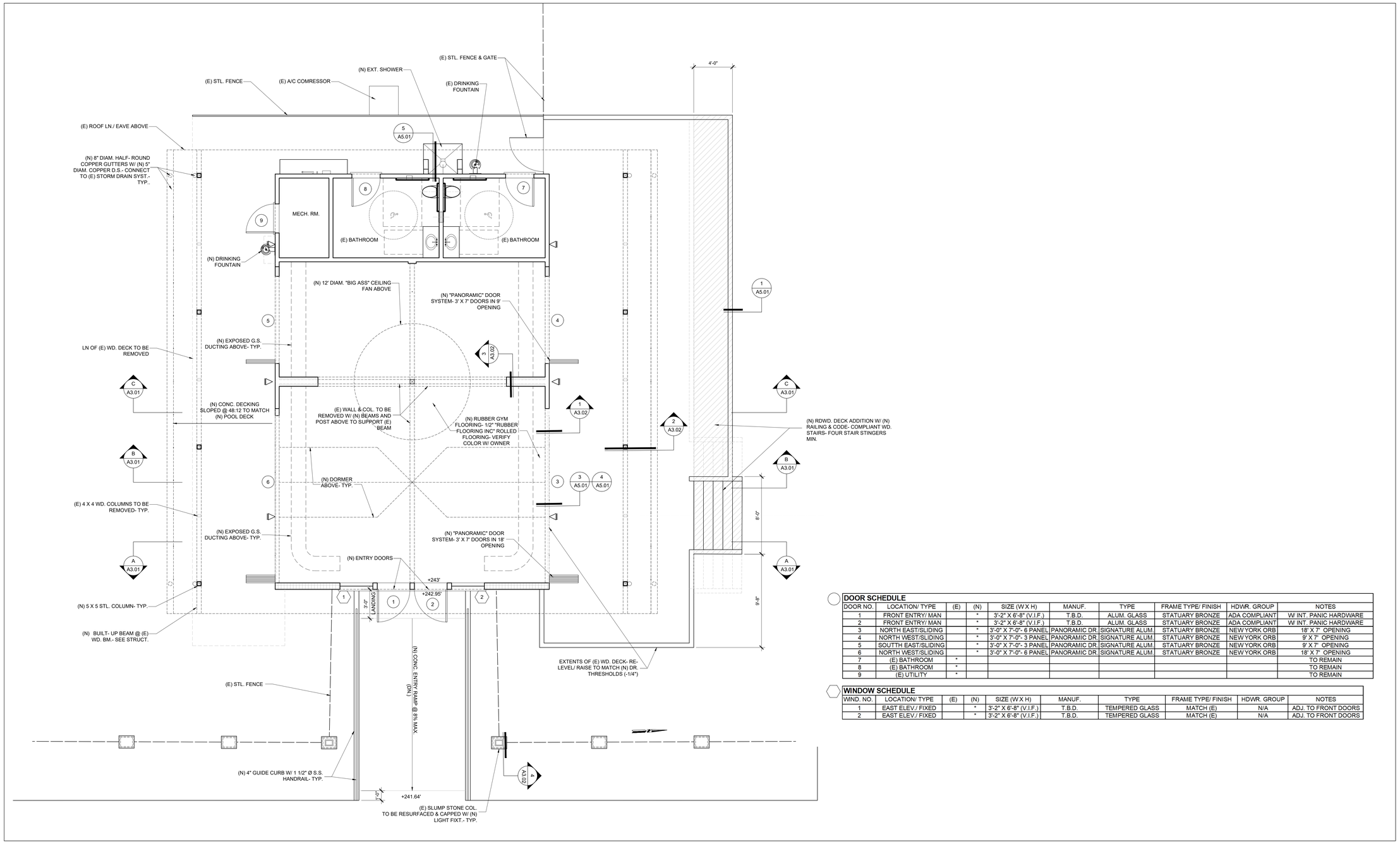
4 12/24/20 ASA/ PLANNING REV.
5 2/17/21 ASA/ PLANNING REV.
6 5/4/21 ASA/ PLANNING REV.

PROPOSED FITNESS CENTER SITE PLAN

DATE: 7/9/18
SCALE: 1/8" = 1'-0"
DRAWN: ek

A1.01



1 FITNESS CENTER PROPOSED FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE

DOOR NO.	LOCATION/ TYPE	(E)	(N)	SIZE (W X H)	MANUF.	TYPE	FRAME TYPE/ FINISH	HDWR. GROUP	NOTES
1	FRONT ENTRY/ MAN		*	3'-2" X 6'-8" (V.I.F.)	T.B.D.	ALUM. GLASS	STATUARY BRONZE	ADA COMPLIANT	W/ INT. PANIC HARDWARE
2	FRONT ENTRY/ MAN		*	3'-2" X 6'-8" (V.I.F.)	T.B.D.	ALUM. GLASS	STATUARY BRONZE	ADA COMPLIANT	W/ INT. PANIC HARDWARE
3	NORTH EAST/SLIDING		*	3'-0" X 7'-0"- 6 PANEL	PANORAMIC DR.	SIGNATURE ALUM.	STATUARY BRONZE	NEW YORK ORB	18' X 7' OPENING
4	NORTH WEST/SLIDING		*	3'-0" X 7'-0"- 3 PANEL	PANORAMIC DR.	SIGNATURE ALUM.	STATUARY BRONZE	NEW YORK ORB	9' X 7' OPENING
5	SOUTTH EAST/SLIDING		*	3'-0" X 7'-0"- 3 PANEL	PANORAMIC DR.	SIGNATURE ALUM.	STATUARY BRONZE	NEW YORK ORB	9' X 7' OPENING
6	NORTH WEST/SLIDING		*	3'-0" X 7'-0"- 6 PANEL	PANORAMIC DR.	SIGNATURE ALUM.	STATUARY BRONZE	NEW YORK ORB	18' X 7' OPENING
7	(E) BATHROOM	*							TO REMAIN
8	(E) BATHROOM	*							TO REMAIN
9	(E) UTILITY	*							TO REMAIN

WINDOW SCHEDULE

WIND. NO.	LOCATION/ TYPE	(E)	(N)	SIZE (W X H)	MANUF.	TYPE	FRAME TYPE/ FINISH	HDWR. GROUP	NOTES
1	EAST ELEV./ FIXED		*	3'-2" X 6'-8" (V.I.F.)	T.B.D.	TEMPERED GLASS	MATCH (E)	N/A	ADJ. TO FRONT DOORS
2	EAST ELEV./ FIXED		*	3'-2" X 6'-8" (V.I.F.)	T.B.D.	TEMPERED GLASS	MATCH (E)	N/A	ADJ. TO FRONT DOORS

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No. 8-22-8
STATE OF CALIFORNIA

Revisions:

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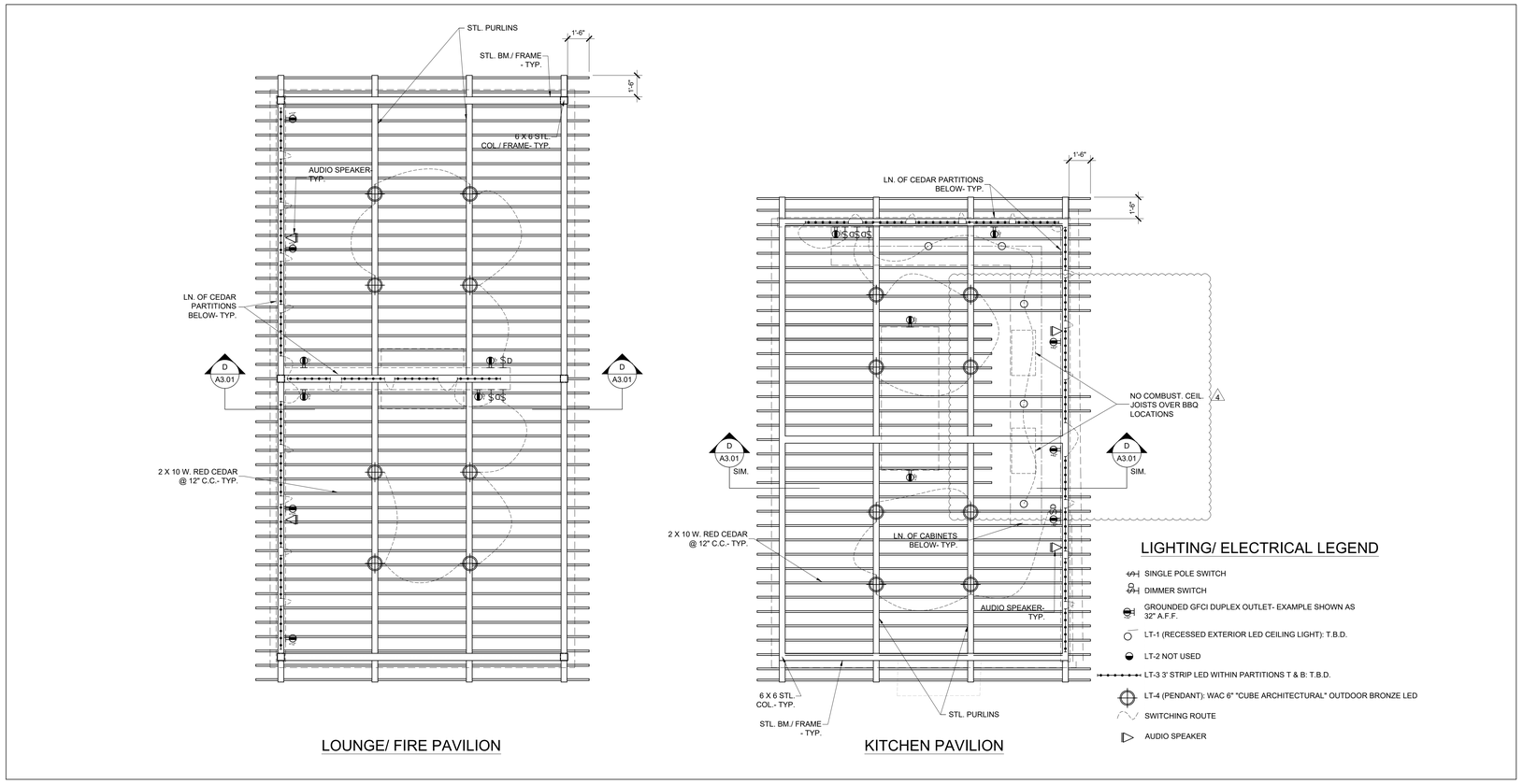
01/28/19
03/28/19 PERMIT SET
1/21/20 PERMIT SET REV.

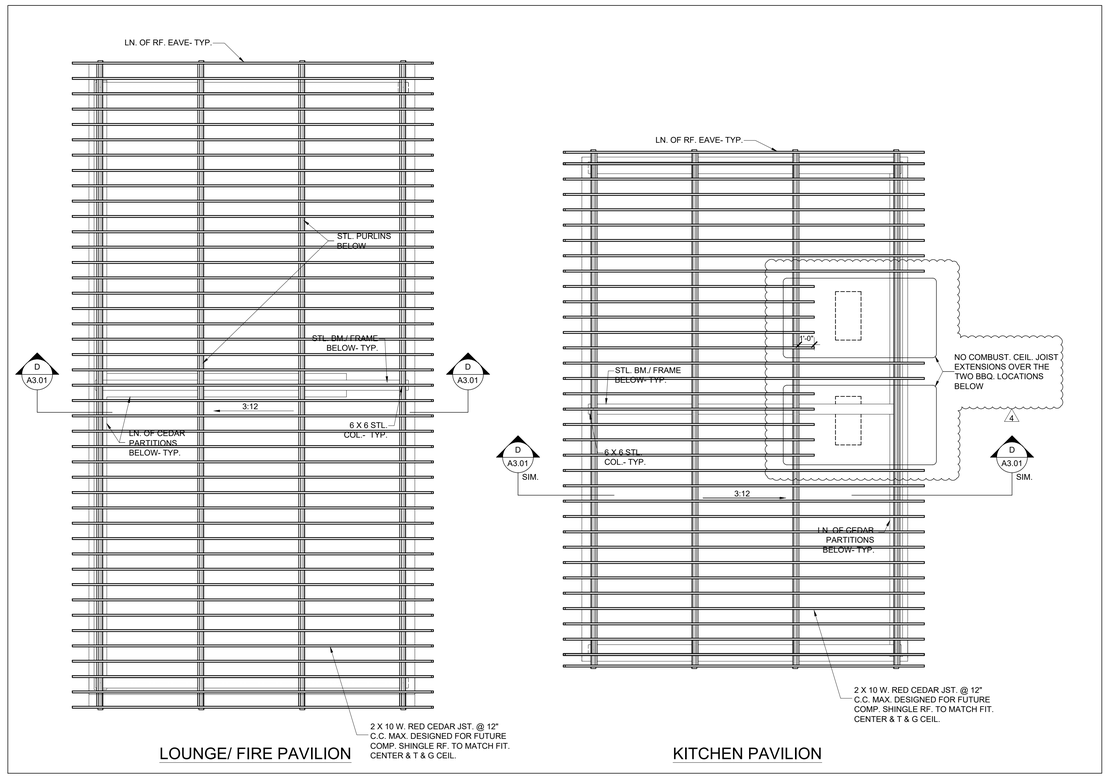
PROPOSED FITNESS CENTER FLOOR PLAN

DATE: 7/9/18
SCALE: 1/4" = 1'-0"
DRAWN: ek

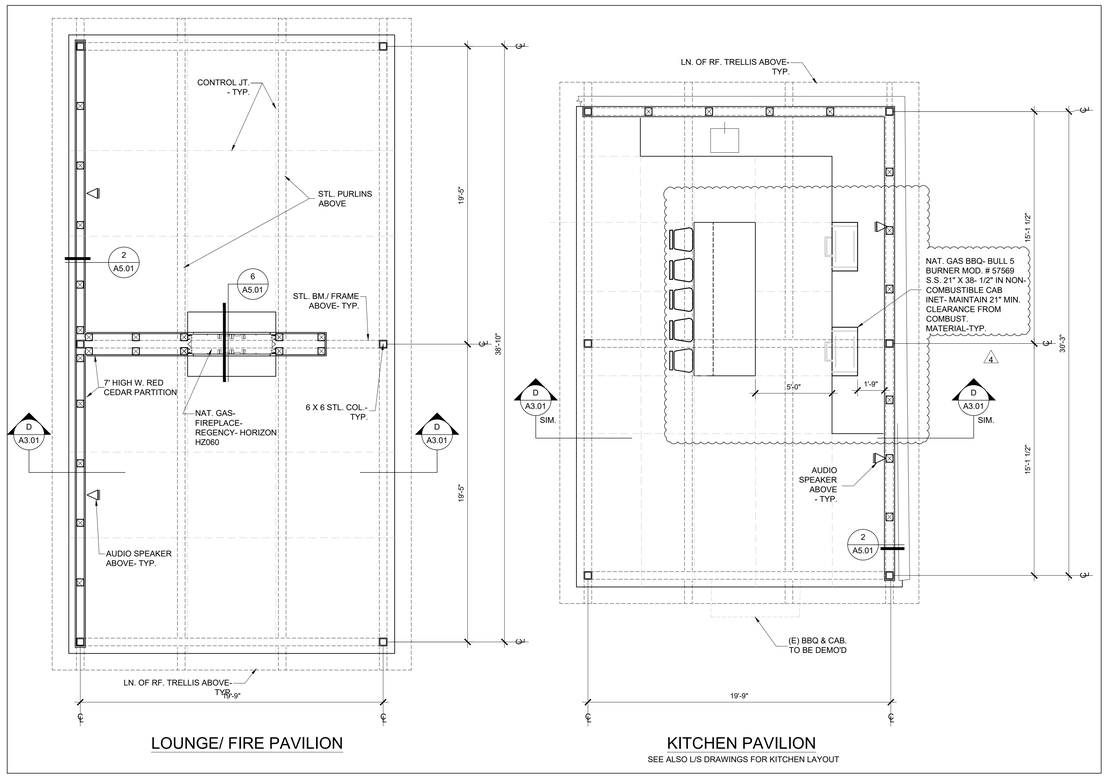
A1.02



3 PAVILIONS REFLECTED CEILING PLANS PLANS SHOWING LIGHTING & ELECTRICAL
1/4" = 1'-0"



2 PAVILIONS PROPOSED ROOF PLANS
1/4" = 1'-0"



1 PAVILIONS PROPOSED FLOOR PLANS
1/4" = 1'-0"

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LICENSED ARCHITECT ERIC B. KNUTSON No. C-8 STATE OF CALIFORNIA

Revisions:

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01/28/19
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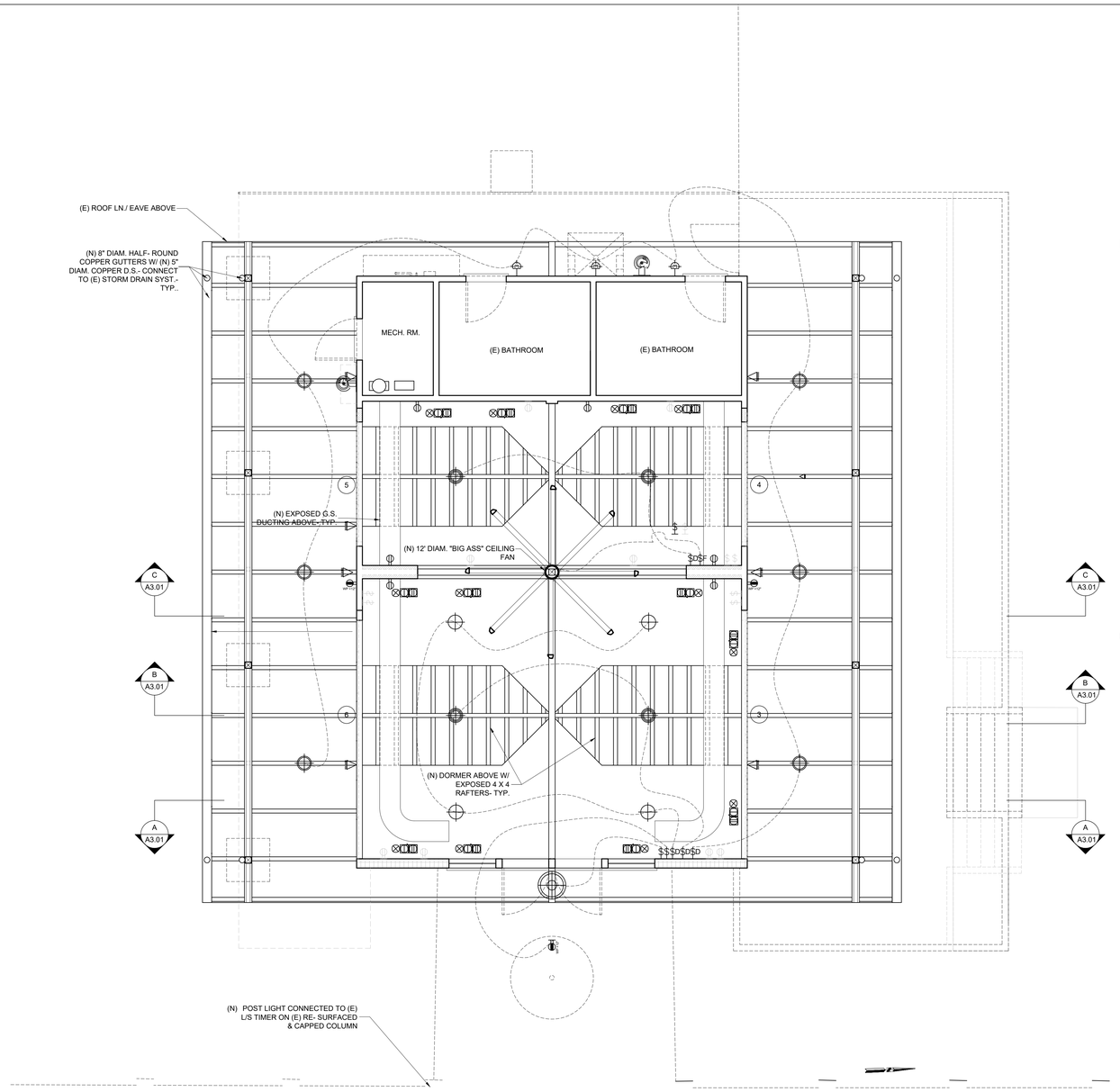
1 6/18/20 PERMIT/ ASA SET REV.
2 8/12/20 PERMIT/ BUILD. REV.
3 9/25/20 ASA/ PLANNING REV.
4 12/24/20 ASA/ PLANNING REV.

PROPOSED PAVILIONS FLOOR, ROOF & REFLECTED CEILING PLANS

DATE: 7/9/18
SCALE: 1/4" = 1'-0"
DRAWN: ek

A1.03



LIGHTING/ ELECTRICAL/ UTILITY LEG

NOTES: -EXISTING SWITCHING & OUTLETS TO REMAIN
U.O.N.- VERIFY FINAL COUNT & LOCATION W/ OWNER

WIFI SERVICE TO BE SUPPLIED TO ENTIRE SITE

- (E) SWITCH
- (N) SINGLE POLE SWITCH
- (N) 3-WAY SWITCH
- (N) DIMMER SWITCH
- (N) FAN SWITCH
- (N) SPECIAL PURPOSE SWITCH
- (E) DUPLEX OUTLET
- (N) GROUNDED DUPLEX OUTLET, TYP. @ 12" A.F.F.
- (N) GROUNDED GFCI DUPLEX OUTLET, TYP. @ 12" A.F.F., EXAMPLE SHOWN AS 38" A.F.F.
- (N) GROUNDED GFCI DUPLEX OUTLET W/ WATERPROOF COVER- EXAMPLE SHOWN AS 12" A.F.F.
- (N) SPECIAL PURPOSE OUTLET AS NOTED
- LT-1 (RECESSED LED CEILING LIGHT): T.B.D.
- LT-2 (RECESSED LED WALL WASHER): T.B.D.
- LT-3 (PENDANT): T.B.D.
- LT-4 (PENDANT): HINKLEY "DORIAN" OUTDOOR BRONZE LED
- LT-5 (PENDANT): T.B.D.
- LT-6 ENTRY PENDANT: "LIGHTOLOGHY" KAI RECTANGULAR 4'> LED
- LT-7 (SCONCE): T.B.D.
- LT-8 EXTERIOR WALL SCONCE HINKLEY "DORIAN" LARGE BRONZE LED
- LT-9 EXTERIOR POST LIGHT- URBANDALE LED 18Y88
- SMOKE DETECTOR
- WALL MOUNTED CARBON MONOXIDE DETECTOR
- NATURAL GAS SUPPLY W/ SHUT-OFF VALVE
- SWITCHING ROUTE
- WI FI ROUTER/ REPEATER
- SOUND SYSTEM
- EXTERIOR SPEAKER
- WORKOUT EQUIP. FLOOR OUTLETS- POWER & CABLE- VERIFY FINAL REQUIRMENTS & LOCATIONS W/ EQUIP. LAYOUT BY OTHERS

1 PROPOSED REFLECTED CEILING PLAN SHOWING LIGHTING & ELECTRICAL
1/4" = 1'-0"

EK

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THE VILLAGES AT CUPERTINO

20875 VALLEY GREEN DRIVE
CUPERTINO, CALIFORNIA

95014-1799 APN: 326-09-054

LICENSED ARCHITECT
ERIC R. KNUTSON
No. 5-25-18
STATE OF CALIFORNIA

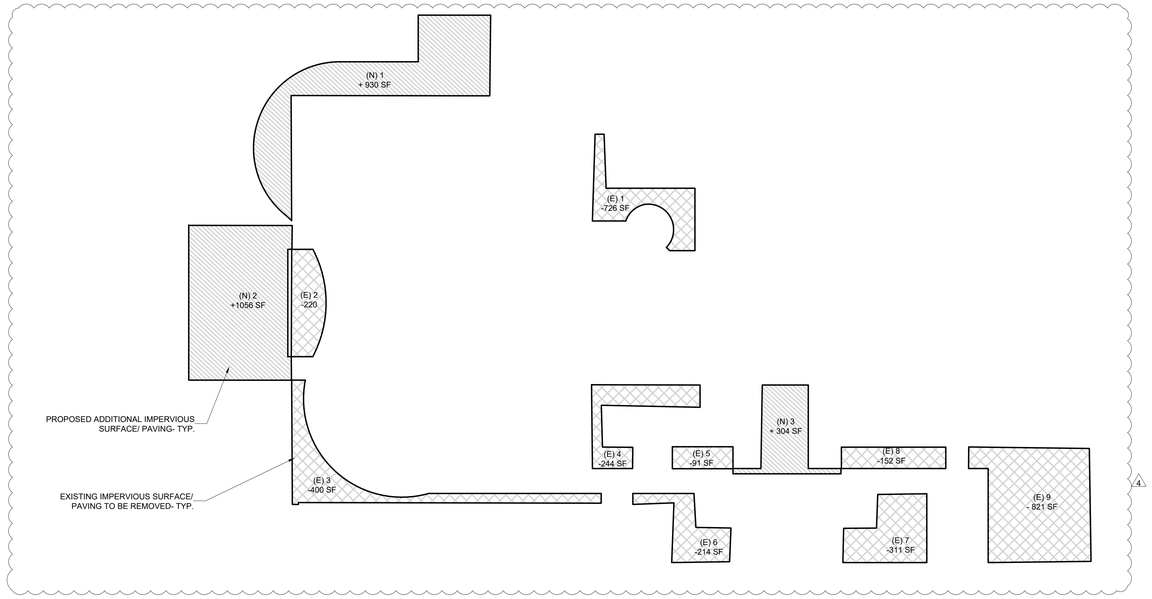
Revisions:

07/20/18
01/28/19
03/29/19 PERMIT SET
1/21/20 PERMIT SET REV.
1 6/18/20 PERMIT/ ASA SET REV.

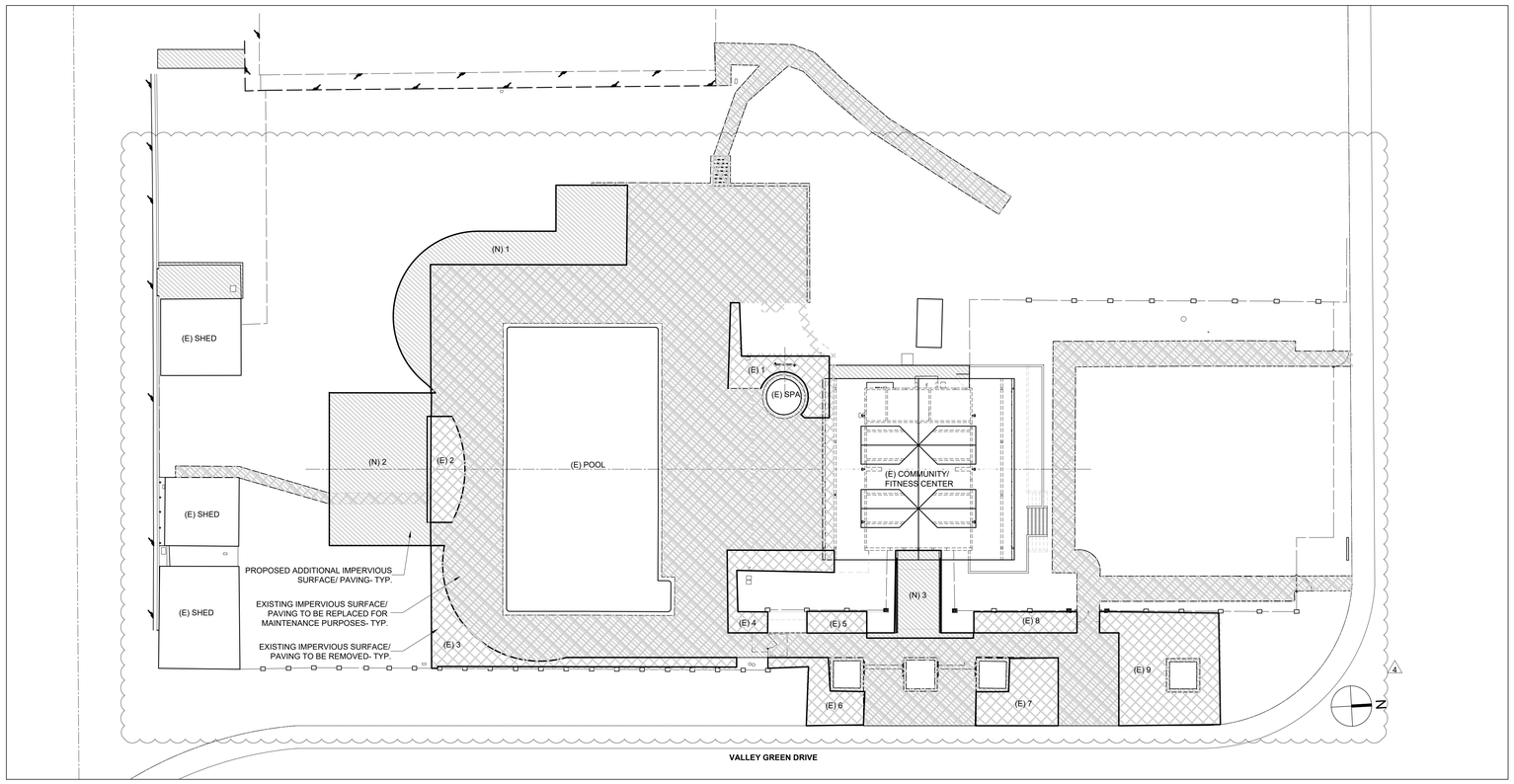
PROPOSED FITNESS CENTER REFLECTED CEILING PLAN

DATE: 7/9/18
SCALE: 1/4" = 1'-0"
DRAWN: ek

A1.04



2 SITE PLAN IMPERVIOUS SURFACE AREA ANALYSIS/ SCHEMATIC
1/16" = 1'-0"



1 SITE PLAN/ IMPERVIOUS SURFACES
1/16" = 1'-0"

IMPERVIOUS SURFACE ANALYSIS

TOTAL PARCEL AREA: 117,307 SF (2.693 ACRE)

IMPERVIOUS SURFACE:

AS- BUILT IMPERVIOUS SURFACE:	13,200 SF,	11.25% PARCEL COVERAGE
PROPOSED IMPERVIOUS SURFACE:	12,311 SF,	10.49% PARCEL COVERAGE
	-889 SF,	.76% REDUCED COVERAGE

(N) 1: + 930 SF
(N) 2: +1056
(N) 3: + 304
TOTAL + 2290 SF ADDED PAVING/ IMPERVIOUS SURFACE

(E) 1: -726 SF
(E) 2: -220
(E) 3: -400
(E) 4: -244
(E) 5: - 91
(E) 6: -214
(E) 7: -311
(E) 8: -152
(E) 9: -821
TOTAL - 3179 SF REMOVED PAVING/ IMPERVIOUS SURFACE

3179
-2290
889 SF REDUCTION IN IMPERVIOUS/ PAVING SURFACES

4

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95014-1799 APN: 326-09-054

2

LICENSED ARCHITECT
ERIC B. KNUTSON
No. 4444
STATE OF CALIFORNIA

Revisions:

07/20/18
01/28/19
03/29/19 PERMIT SET
1/21/20 PERMIT SET REV.
1 6/18/20 PERMIT/ ASA SET REV.
2 8/12/20 PERMIT/ BUILD. REV.
3 9/25/20 ASA/ PLANNING REV.
4 12/24/20 ASA/ PLANNING REV.

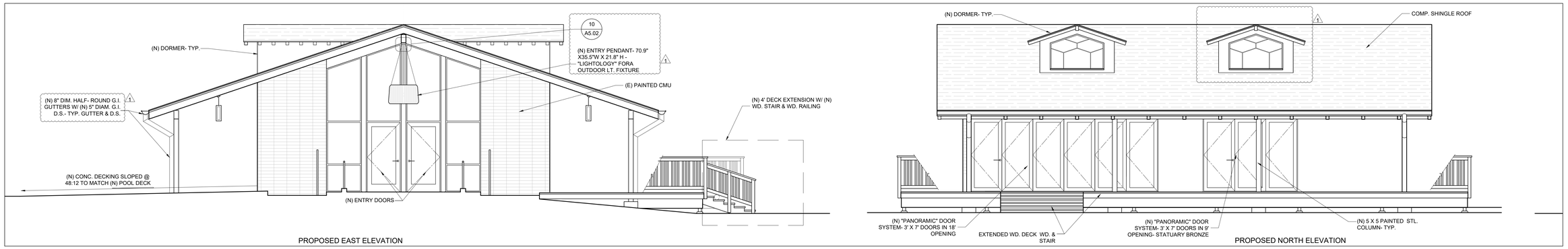
EXISTING & PROPOSED SITE PLAN IMPERVIOUS SURFACE COVERAGE

DATE: 7/9/18

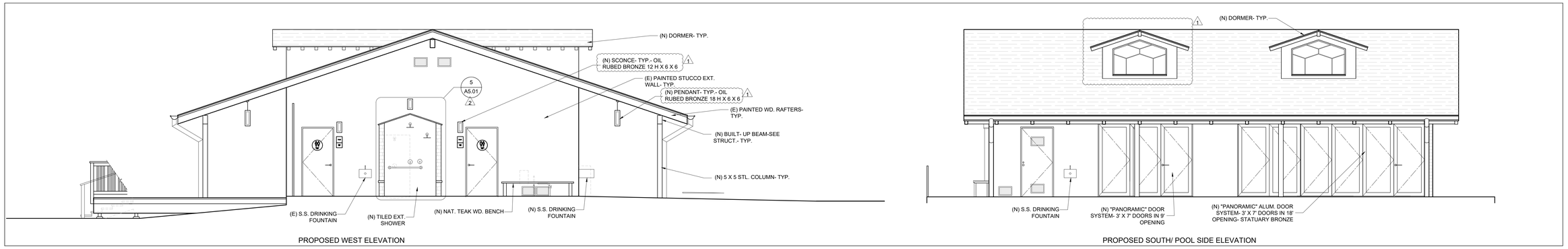
SCALE: 1/16" = 1'-0"

DRAWN: ek

A1.05



1 PROPOSED EXTERIOR ELEVATIONS
1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATIONS
1/4" = 1'-0"

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95014-1799 APN: 326-09-054

LICENSED ARCHITECT
ERIC B. KNUTSON
N. 4344
STATE OF CALIFORNIA

Revisions:

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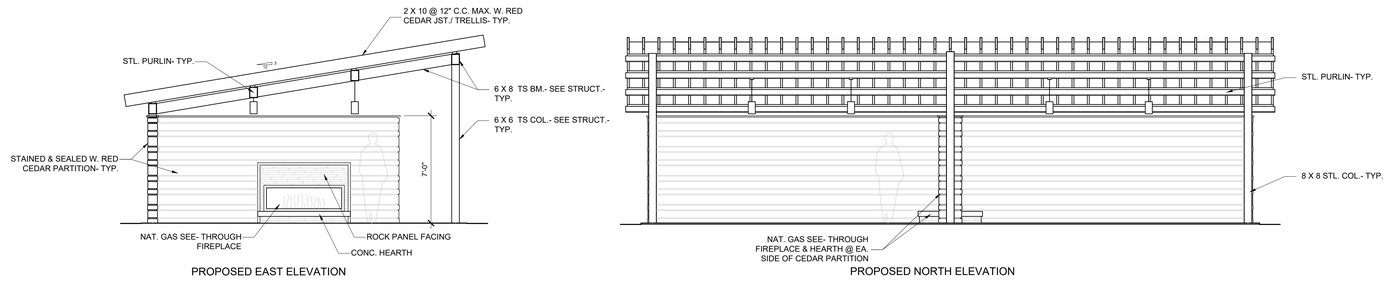
03/29/19 PERMIT SET
1/21/20 PERMIT SET REV.
1 6/18/20 PERMIT/ ASA SET REV.
2 8/12/20 PERMIT/ BUILD. REV.
3 9/25/20 ASA/ PLANNING REV.
4 12/24/20 ASA/ PLANNING REV.

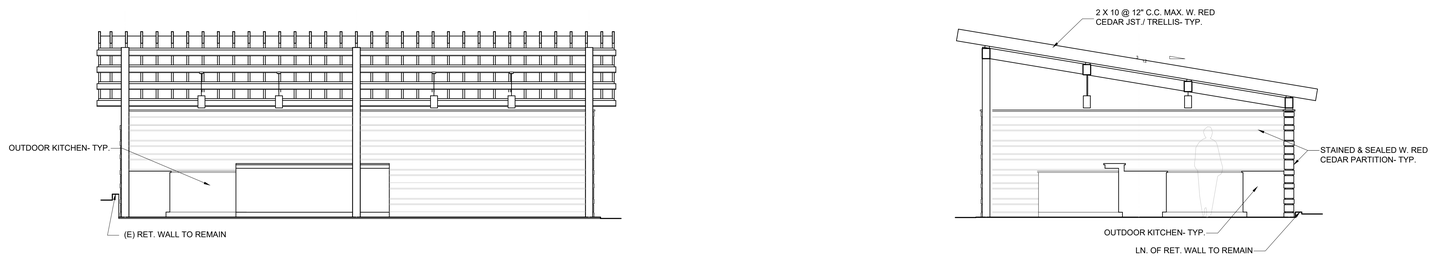
PROPOSED FITNESS CENTER EXTERIOR ELEVATIONS

DATE:	7/9/18
SCALE:	1/4" = 1'-0"
DRAWN:	ek

A2.01



1 PROPOSED LOUNGE PAVILION EXTERIOR ELEVATIONS
1/4" = 1'-0"



2 PROPOSED KITCHEN PAVILION EXTERIOR ELEVATIONS
1/4" = 1'-0"

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20875 VALLEY GREEN DRIVE
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95014-1799 APN: 326-09-054

LICENSED ARCHITECT
ERIC R. KNUTSON
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STATE OF CALIFORNIA

Revisions:

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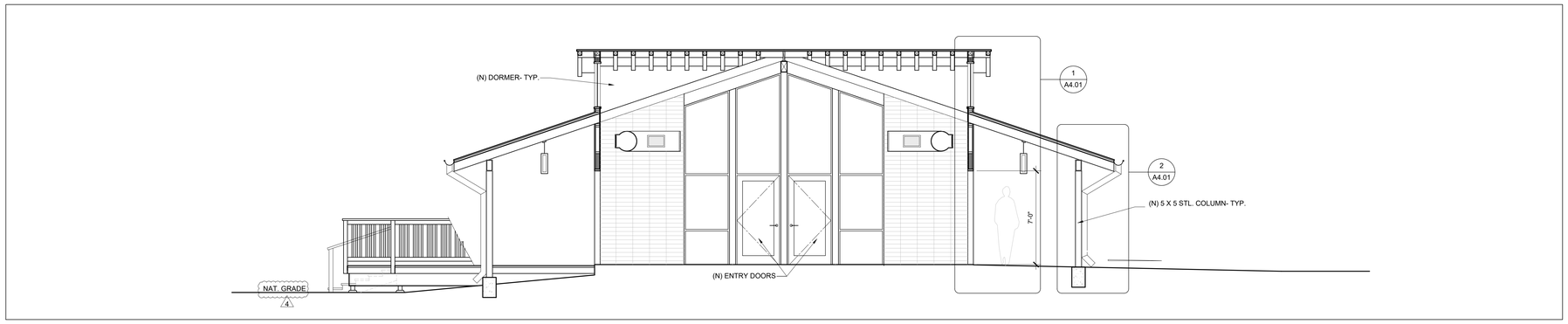
01/28/19
03/29/19 PERMIT SET
1/21/20 PERMIT SET REV.
1 6/18/20 PERMIT/ ASA SET REV.
2 8/12/20 PERMIT/ BUILD. REV.
3 9/25/20 ASA/ PLANNING REV.

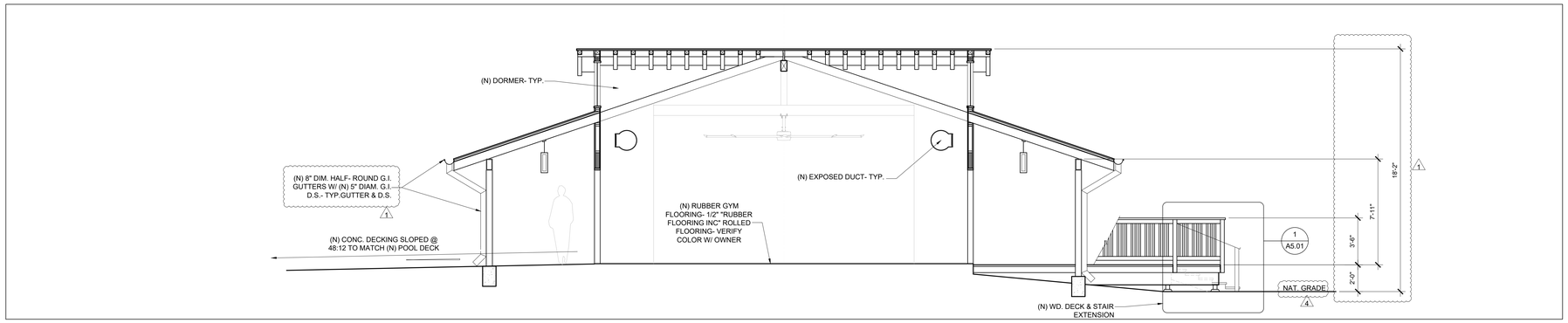
PROPOSED PAVILIONS EXTERIOR ELEVATIONS

DATE: 7/9/18
SCALE: 1/4" = 1'-0"
DRAWN: ek

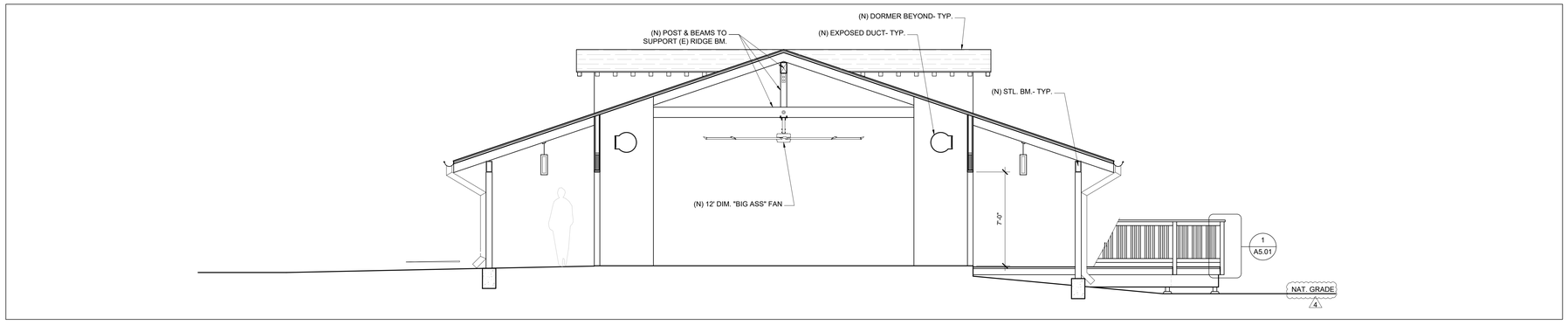
A2.02



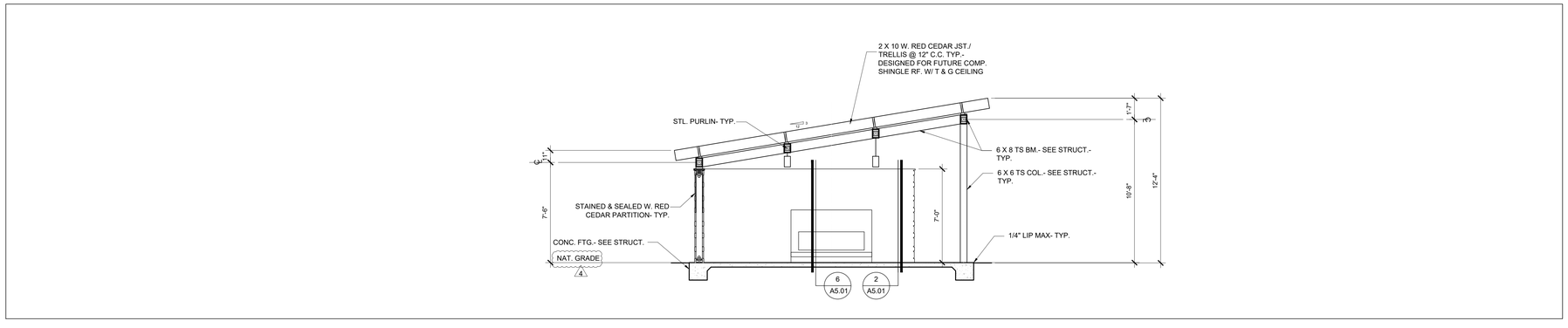
A-A PROPOSED BUILDING SECTION
1/4" = 1'-0"



B-B PROPOSED BUILDING SECTION
1/4" = 1'-0"



C-C PROPOSED BUILDING SECTION
1/4" = 1'-0"



D-D PROPOSED PAVILION SECTION
1/4" = 1'-0"

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20875 VALLEY GREEN DRIVE
CUPERTINO, CALIFORNIA

950114-1799 APN: 326-09-054

LICENSED ARCHITECT
ERIC KNUTSON
No. 5-22-19
STATE OF CALIFORNIA

Revisions:

07/20/18
01/28/19
03/29/19 PERMIT SET
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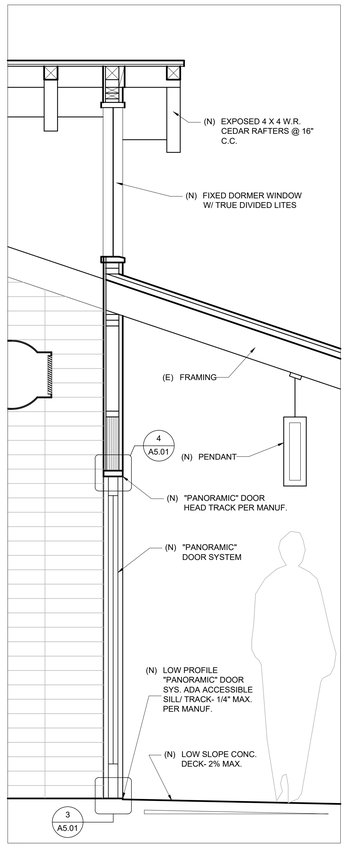
1 6/18/20 PERMIT/ ASA SET REV.
2 8/12/20 PERMIT/ BUILD. REV.
3 9/25/20 ASA/ PLANNING REV.
4 12/24/20 ASA/ PLANNING REV.

PROPOSED BUILDING SECTIONS

DATE: 7/9/18
SCALE: 1/4" = 1'-0"
DRAWN: ek

A3.01



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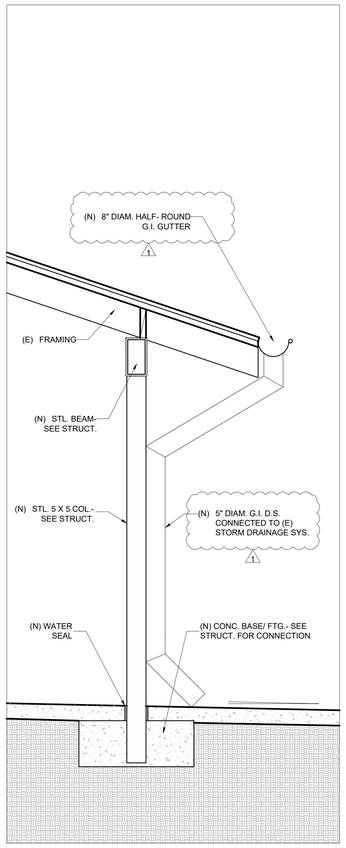

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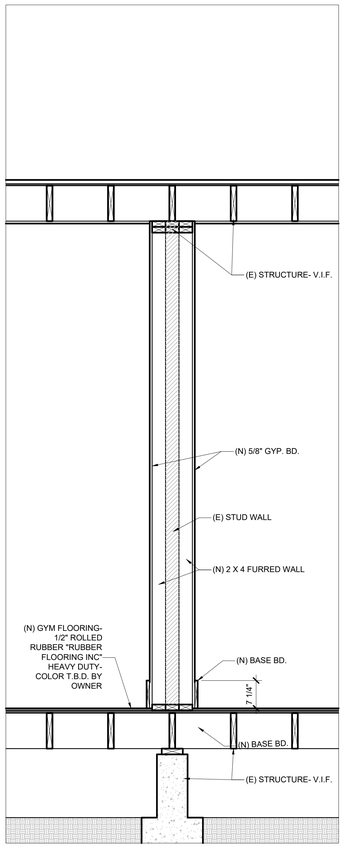

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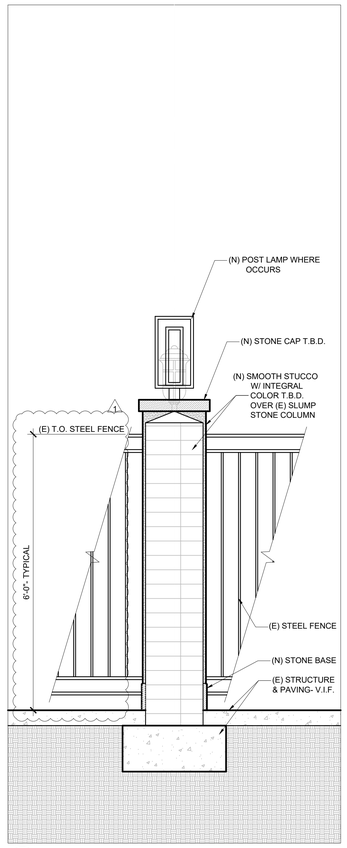

4
~

1 PROPOSED WALL/ COLUMN SECTIONS
3/4" = 1'-0"

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20875 VALLEY GREEN DRIVE
CUPERTINO, CALIFORNIA
95014-1799 APN: 326-09-054

LICENSED ARCHITECT
ERIC B. KNUTSON
No. 4396
Eric Knutson
STATE OF CALIFORNIA

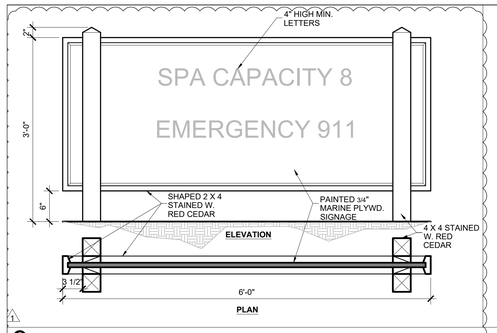
Revisions:

07/20/18
01/28/19
03/29/19 PERMIT SET
1/21/20 PERMIT SET REV.
1 6/18/20 PERMIT/ ASA SET REV.
2 8/12/20 PERMIT/ BUILD. REV.
3 9/25/20 ASA/ PLANNING REV.
4 12/24/20 ASA/ PLANNING REV.

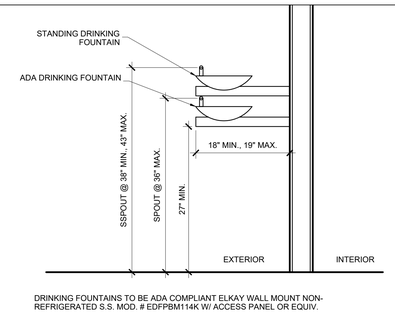
FITNESS CENTER
PROPOSED WALL
SECTIONS

DATE: 7/9/18
SCALE: 3/4" = 1'-0"
DRAWN: ek

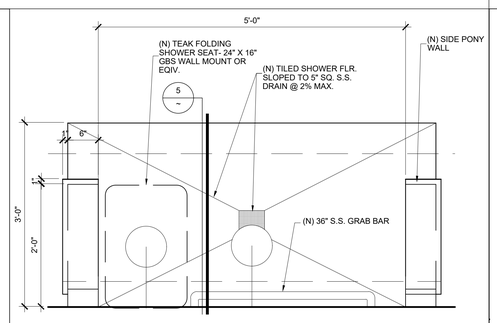
A4.01



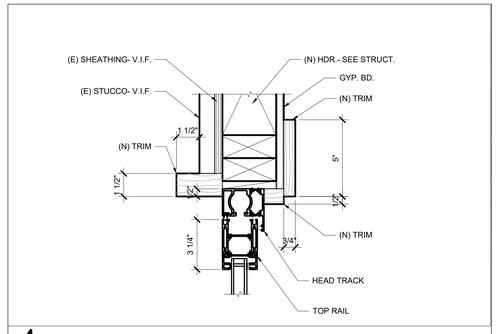
9 (N) SPA SIGN SCALE: 1" = 1'-0" V@Cab6001



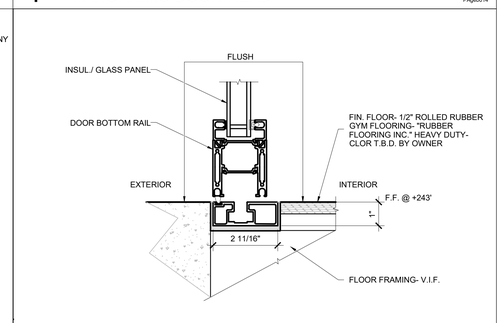
8 (N) DRINKING FOUINTAINS SCALE: 1" = 1'-0" V@Cab6001



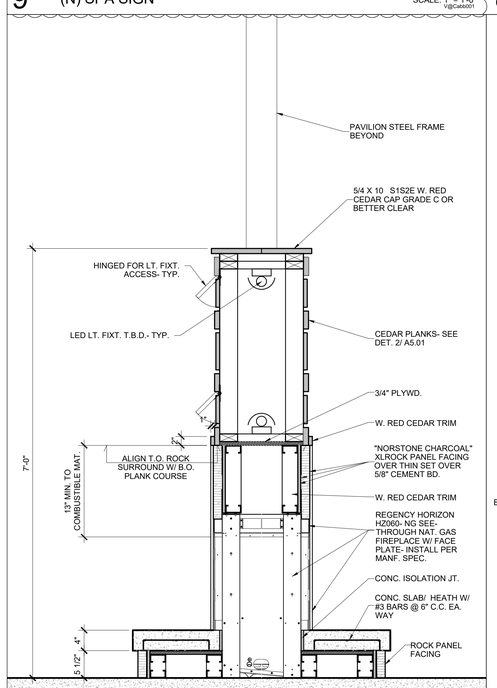
7 (N) POOL RINSE SHOWER DETAIL PLAN SCALE: 1" = 1'-0" V@Cab6001



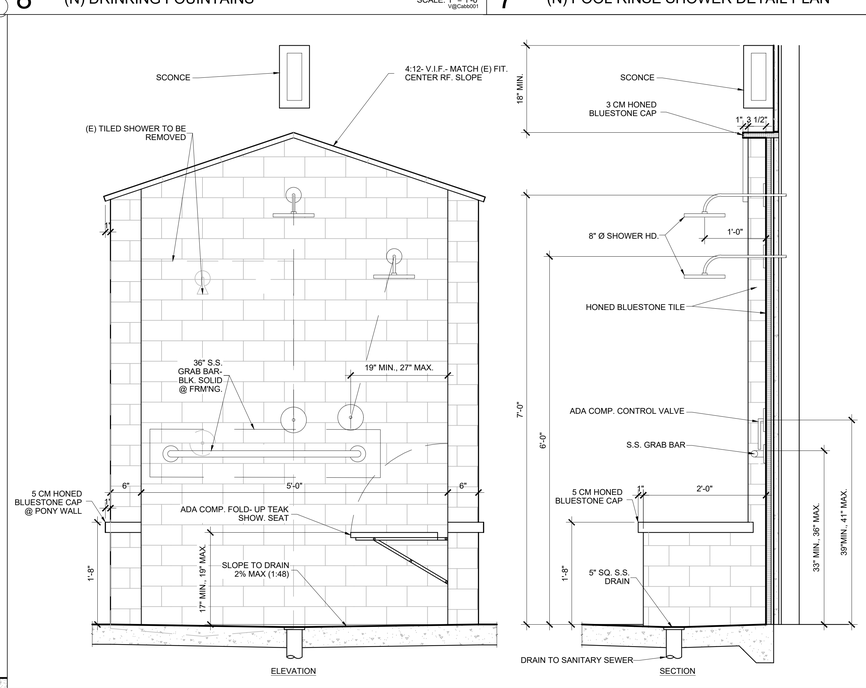
4 PANORAMIC DOOR HEAD SCALE: 3" = 1'-0" PAgeb014



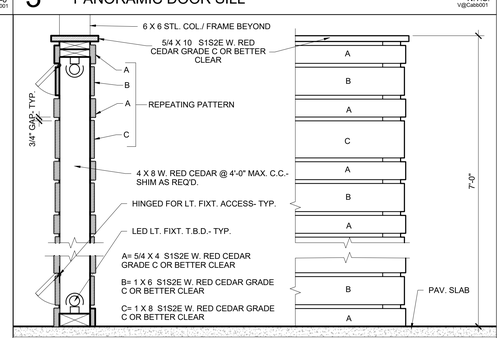
3 PANORAMIC DOOR SILL N.T.S. V@Cab6001



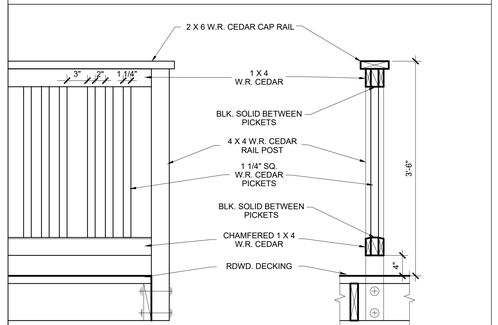
6 (N) PAVILION PARTITION WALL @ FIREPLACE SCALE: 1" = 1'-0" V@Cab6001



5 (N) EXTERIOR POOL RINSE SHOWER SCALE: 1" = 1'-0" V@Cab6001



2 (N) PAVILION PARTITION WALL SCALE: 1" = 1'-0" V@Cab6001



1 (N) DECK GUARDRAIL SCALE: 1" = 1'-0" V@Cab6001

EK

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95014-1799 APN: 326-09-054

Revisions:

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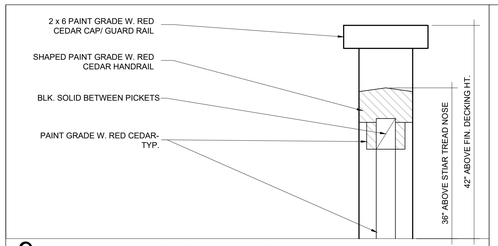
3 9/25/20 ASA/ PLANNING REV.
4 12/24/20 ASA/ PLANNING REV.

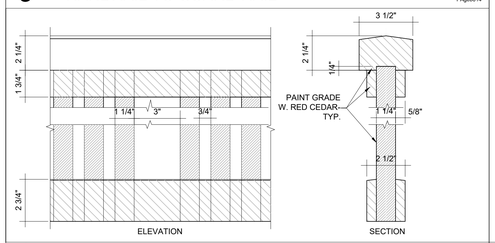
PROPOSED DETAILS

DATE: 7/9/18
SCALE: AS SHOWN
DRAWN: ek

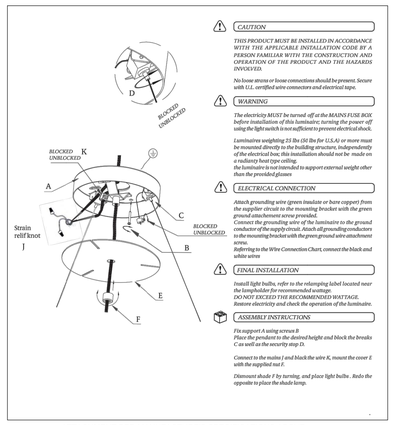
A5.01



9 HANDRAIL TO GUARD RAIL SCALE: 3" = 1'-0" PAgeb014



8 HAND/ GUARD RAIL PICKETS SCALE: 3" = 1'-0" PAgeb014



CAUTION

THIS PRODUCT MUST BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE INSTALLATION CODE BY A PERSON FAMILIAR WITH THE CONSTRUCTION AND OPERATION OF THE PRODUCT AND THE HAZARDS INVOLVED.

No loose strons or loose connections should be present. Secure with U.L. certified wire connectors and electrical tape.

WARNING

The electricity MUST be turned off at the MAINS FUSE BOX before installation of this luminaire; turning the power off using the light switch is not sufficient to prevent electrical shock.

Luminaires weighting 25 lbs (50 lbs for U.S.A) or more must be mounted directly to the building structure, independently of the electrical box; this installation should not be made on a radiancy heat type ceiling.
the luminaire is not intended to support external weight other than the provided glasses

ELECTRICAL CONNECTION

Attach grounding wire (green insulate or bare copper) from the supplier circuit to the mounting bracket with the green ground attachement screw provided.
Connect the grounding wire of the luminaire to the ground conductor of the supply circuit. Attach all grounding conductors to the mounting bracket with the green ground wire attachment screw.
Referring to the Wire Connection Chart, connect the black and white wires

FINAL INSTALLATION

Install light bulbs, refer to the relamping label located near the lampholder for recommended wattage.
DO NOT EXCEED THE RECOMMENDED WATTAGE.
Restore electricity and check the operation of the luminaire.

ASSEMBLY INSTRUCTIONS

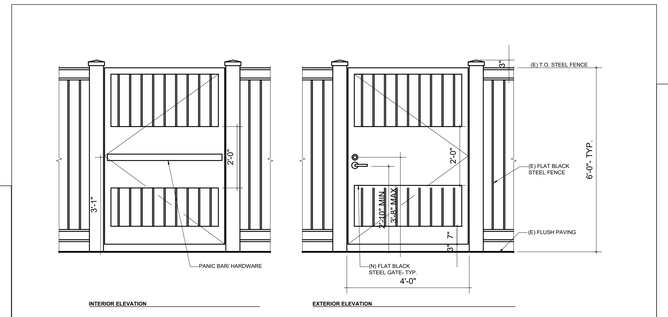
Fix support A using screws B
Place the pendant to the desired height and block the breaks C as well as the security stop D.

Connect to the mains J and black the wire K, mount the cover E with the supplied nut F.

Dismount shade F by turning, and place light bulbs . Redo the opposite to place the shade lamps.

ATTACHMENT PER MANUFACTURE'S SPECIFICATIONS ABOVE

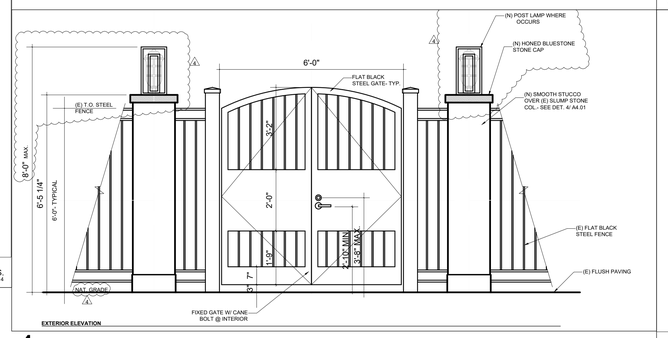
10 ENTRY PENDANT ATTACHMENT N.T.S. PAgeb014



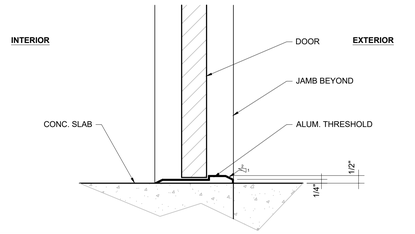
5 FENCE/ ENTRY GATES SCALE: 1/2" = 1'-0"

GATE HARDWARE SCHEDULE

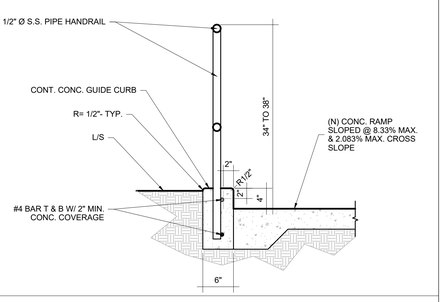
GATE LATCH LOCK	SCHLAGE TO MATCH EXISTING @ PROPERTIES
PANIC HARDWARE	LOCKS LATCHES @ 36" ABOVE FINISHED FLOOR ON INTERIOR OF GATE W/ PS STRIKE BRACKET OR EQIV.
GATE CLOSER	LCN 4010 SERIES SHOW SIZE BASED ON ACTUAL GATE
GATE FLOOR	LOCKLY 3000 SERIES ALUMINUM OR EQIV.
GATE STOP	LOCKLY 0200 OR EQIV.
TYP. FINISH	OIL RUBBED BRONZE (ORB)



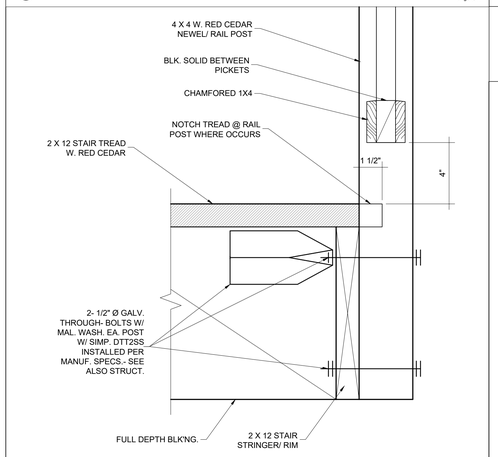
4 FENCE/ MAIN ENTRY GATES SCALE: 1/2" = 1'-0"



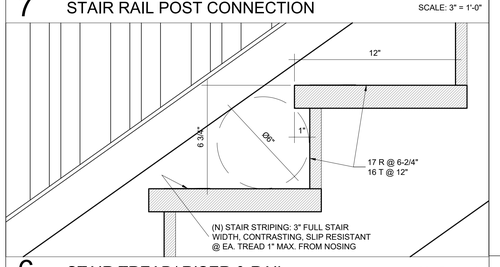
3 THRESHOLD DETAIL SCALE: 3" = 1'-0"



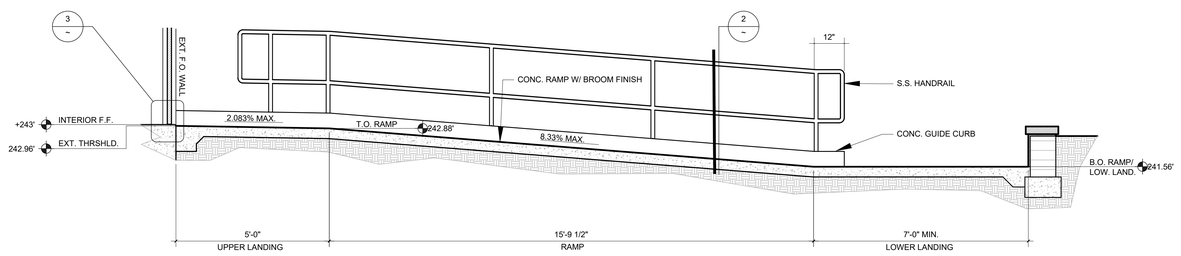
2 (N) RAMP GUIDE CURB & HANDRAIL SCALE: 1" = 1'-0" V@Calle6001



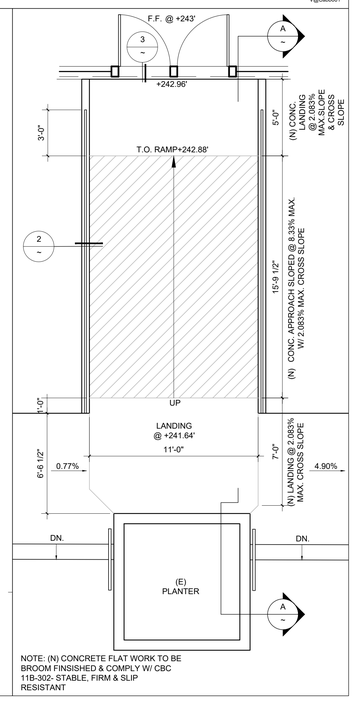
7 STAIR RAIL POST CONNECTION SCALE: 3" = 1'-0"



6 STAIR TREAD/ RISER & RAIL SCALE: 3" = 1'-0" PAgeb014



A-A ENTRY RAMP SECTION SCALE: 1/4" = 1'-0"



NOTE: (N) CONCRETE FLAT WORK TO BE BROOM FINSISHED & COMPLY W/ CBC 11B-302- STABLE, FIRM & SLIP RESISTANT

1 ENTRY RAMP DETAIL PLAN SCALE: 1/4" = 1'-0"

EK

ERIC KNUTSON
architect
2231 H STREET
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THE VILLAGES AT CUPERTINO

20875 VALLEY GREEN DRIVE
CUPERTINO, CALIFORNIA

95014-1799 APN: 326-09-054

LICENSED ARCHITECT ERIC KNUTSON No. STATE OF CALIFORNIA

Revisions:

07/20/18
01/28/19
03/29/19 PERMIT SET
1/21/20 PERMIT SET REV.
1 6/18/20 PERMIT/ ASA SET REV.
2 8/12/20 PERMIT/ BUILD. REV.
3 9/25/20 ASA/ PLANNING REV.
4 12/24/20 ASA/ PLANNING REV.
5 2/17/21 ASA/ PLANNING REV.
6 PROPOSED PLANNING REV.

DETAILS- ENTRY RAMP

DATE: 7/9/18
SCALE: AS SHOWN
DRAWN: ek

A5.02

GRAPHIC SCALE

10 0 5 10 20 40

IN FEET

L E G E N D

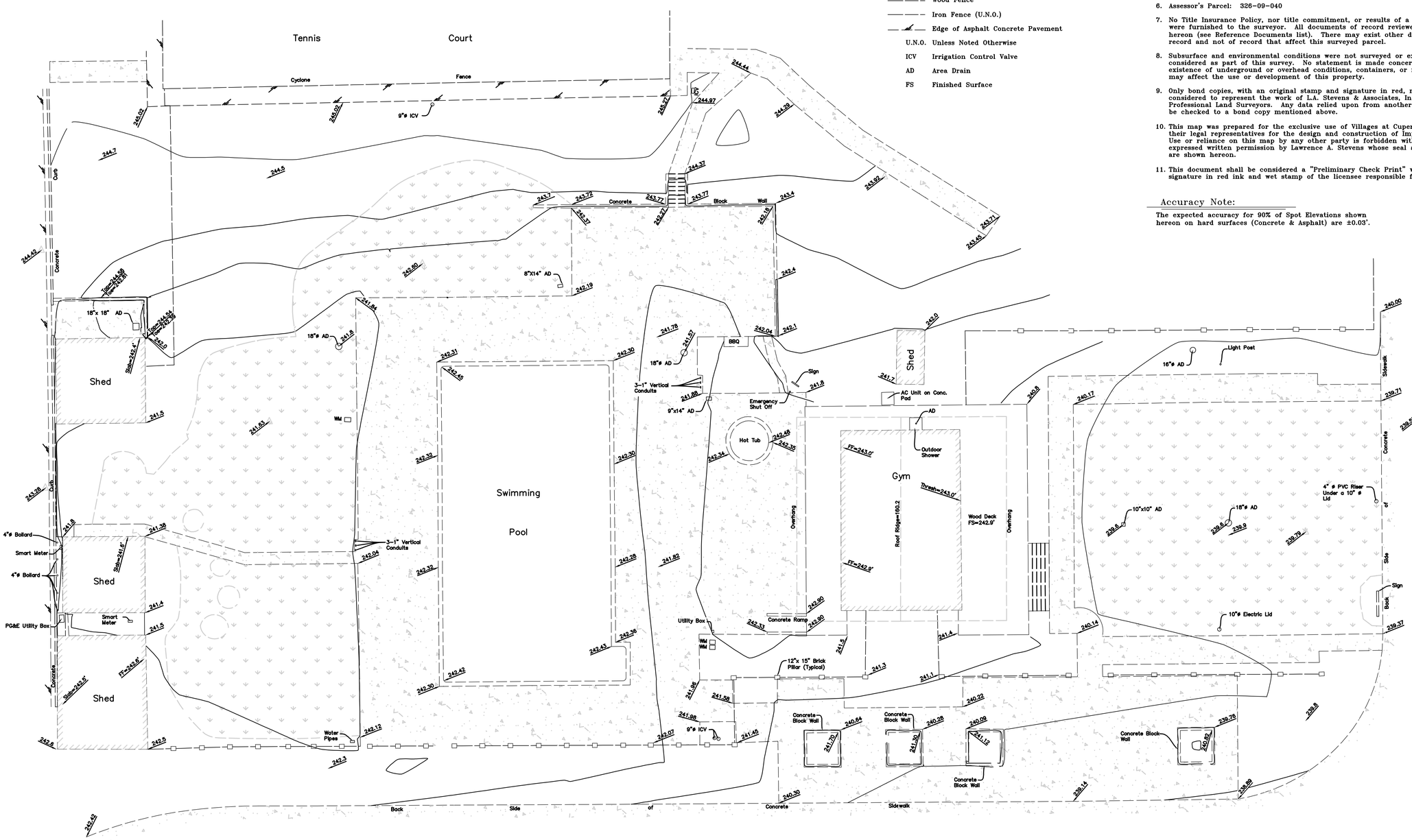
- Tree (Size & Type Noted)
- 101.4 Spot Elevation
- WM Water Meter
- Random Survey Control Point
- Concrete Surface
- Grass Surface
- Wood Fence
- Iron Fence (U.N.O.)
- Edge of Asphalt Concrete Pavement
- U.N.O. Unless Noted Otherwise
- ICV Irrigation Control Valve
- AD Area Drain
- FS Finished Surface

SURVEYOR'S NOTES:

1. Contour Interval: 1 Feet
2. Vertical Datum: North American Vertical Datum of 1988 (NAVD88)
3. Benchmark: Temporary Bench Mark (TBM) Noted Hereon.
4. The fieldwork for this topographic map was conducted by L.A. Stevens & Associates, Inc. on 3/7/2018. The topographic elements shown hereon reflect the site conditions existing at that time.
5. The location of easement lines are outside the scope of services contracted for.
6. Assessor's Parcel: 326-09-040
7. No Title Insurance Policy, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed are noted hereon (see Reference Documents list). There may exist other documents of record and not of record that affect this surveyed parcel.
8. Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No statement is made concerning the existence of underground or overhead conditions, containers, or facilities that may affect the use or development of this property.
9. Only bond copies, with an original stamp and signature in red, may be considered to represent the work of L.A. Stevens & Associates, Inc. – Professional Land Surveyors. Any data relied upon from another format shall be checked to a bond copy mentioned above.
10. This map was prepared for the exclusive use of Villages at Cupertino and/or their legal representatives for the design and construction of improvements. Use or reliance on this map by any other party is forbidden without expressed written permission by Lawrence A. Stevens whose seal and signature are shown hereon.
11. This document shall be considered a "Preliminary Check Print" without a wet signature in red ink and wet stamp of the licensee responsible for the work.

Accuracy Note:

The expected accuracy for 90% of Spot Elevations shown hereon on hard surfaces (Concrete & Asphalt) are ±0.03'.



TBM

Set Mag Nail & Washer in Asphalt Concrete, Stamped "LA STEVENS CONTROL" Elevation (NAVD88) = 239.20'

PRELIMINARY

LAST EDIT 3/13/18

LAWRENCE. A. STEVENS, PLS 6649

No.	REVISION	BY	DATE

L.A. Stevens & Associates, Inc.

Professional Land Surveyors * (415) 382-7713

7 Commercial Blvd., Suite 1 * Novato, California 94949

VILLAGES AT CUPERTINO RECREATION AREA

20800 Green Valley Drive

Cupertino, California

BY: N.D./L.A.S.

DATE: 3-13-2018

SCALE: 1" = 10'

PARTIAL SITE TOPOGRAPHY

DRAWING NO. 181885fld

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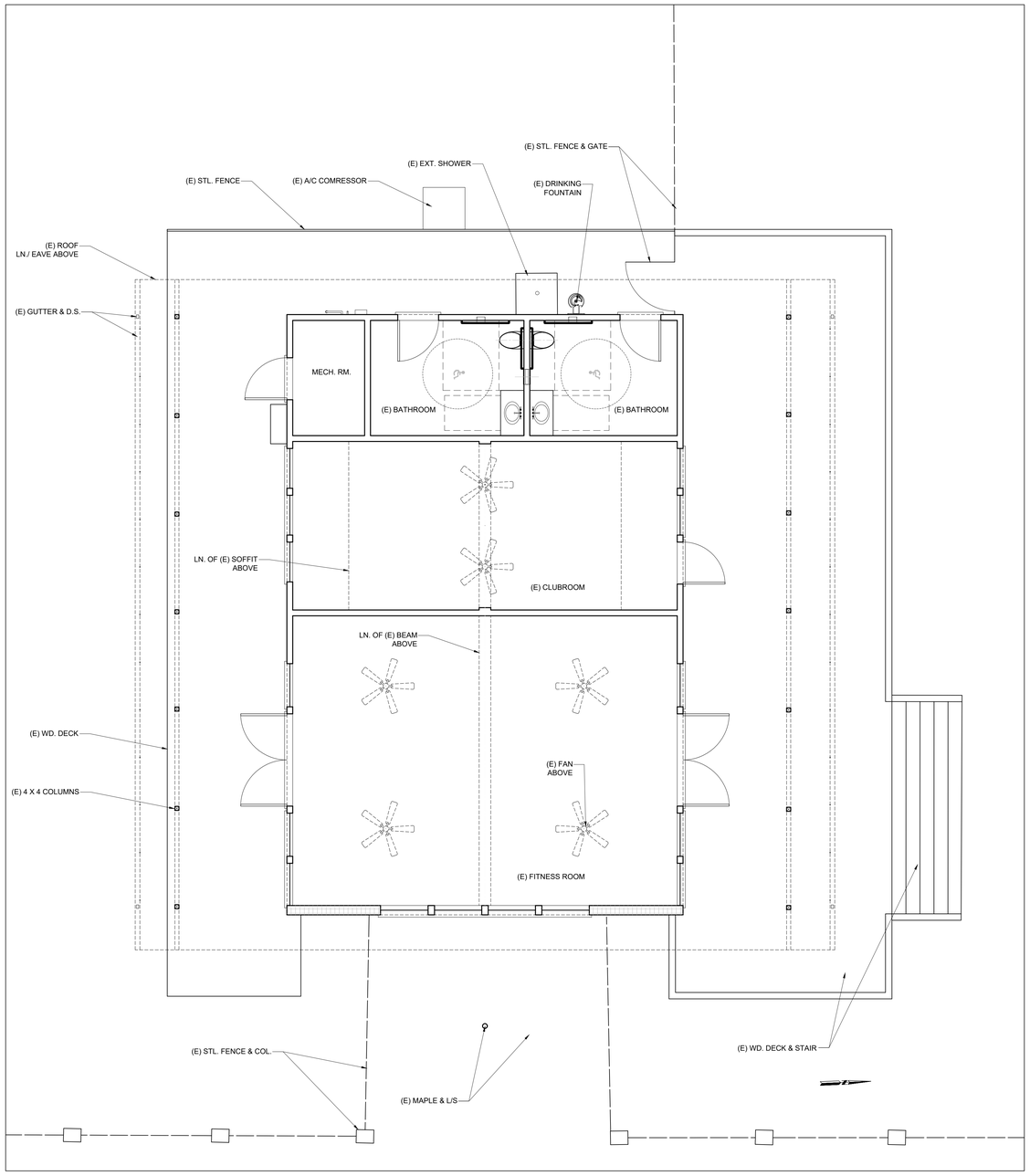
AS- BUILT TOPOGRAPHIC SURVEY SHEET AB 1.00



1 AS- BUILT FLOOR PLAN
1/4" = 1'-0"

EK

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THE VILLAGES AT CUPERTINO

20800 VALLEY GREEN DRIVE
CUPERTINO, CALIFORNIA

95014-157 APN: 259-33-074

LICENSED ARCHITECT
ERIC B. KNUTSON
No. 5-22-8-2444
STATE OF CALIFORNIA

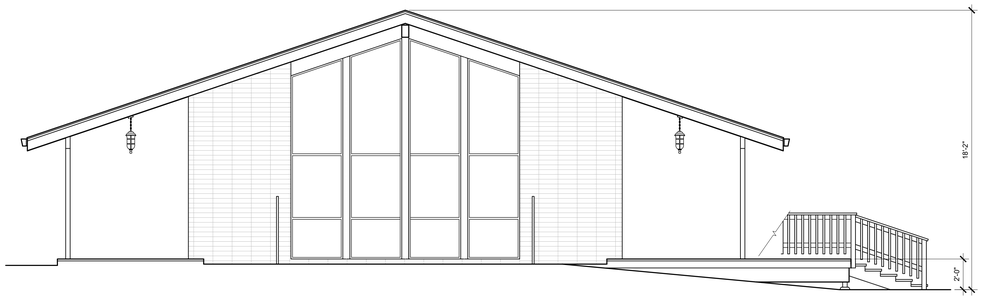
Revisions:

07/20/18
01/28/19
03/29/19 PERMIT SET
1/21/20 PERMIT SET REV.

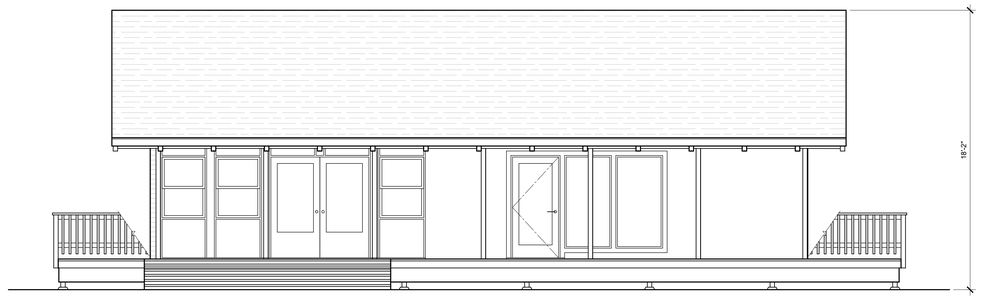
AS- BUILT FITNESS CENTER FLOOR PLAN

DATE: 7/9/18
SCALE: 1/4" = 1'-0"
DRAWN: ek

AB1.01

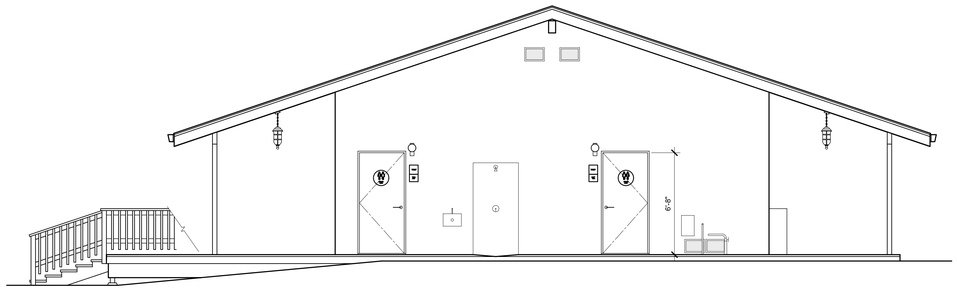


AS- BUILT EAST ELEVATION

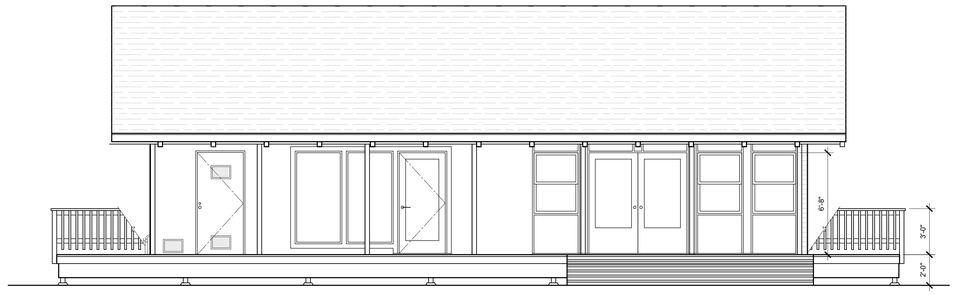


AS- BUILT NORTH ELEVATION

1 AS- BUILT EXTERIOR ELEVATIONS
1/4" = 1'-0"



AS- BUILT WEST ELEVATION



AS- BUILT SOUTH/ POOL SIDE ELEVATION

2 AS- BUILT EXTERIOR ELEVATIONS
1/4" = 1'-0"

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THE VILLAGES AT CUPERTINO

20875 VALLEY GREEN DRIVE
CUPERTINO, CALIFORNIA

95014-1799 APN: 326-09-054

LICENSED ARCHITECT
ERIC KNUTSON
No. 6416
STATE OF CALIFORNIA

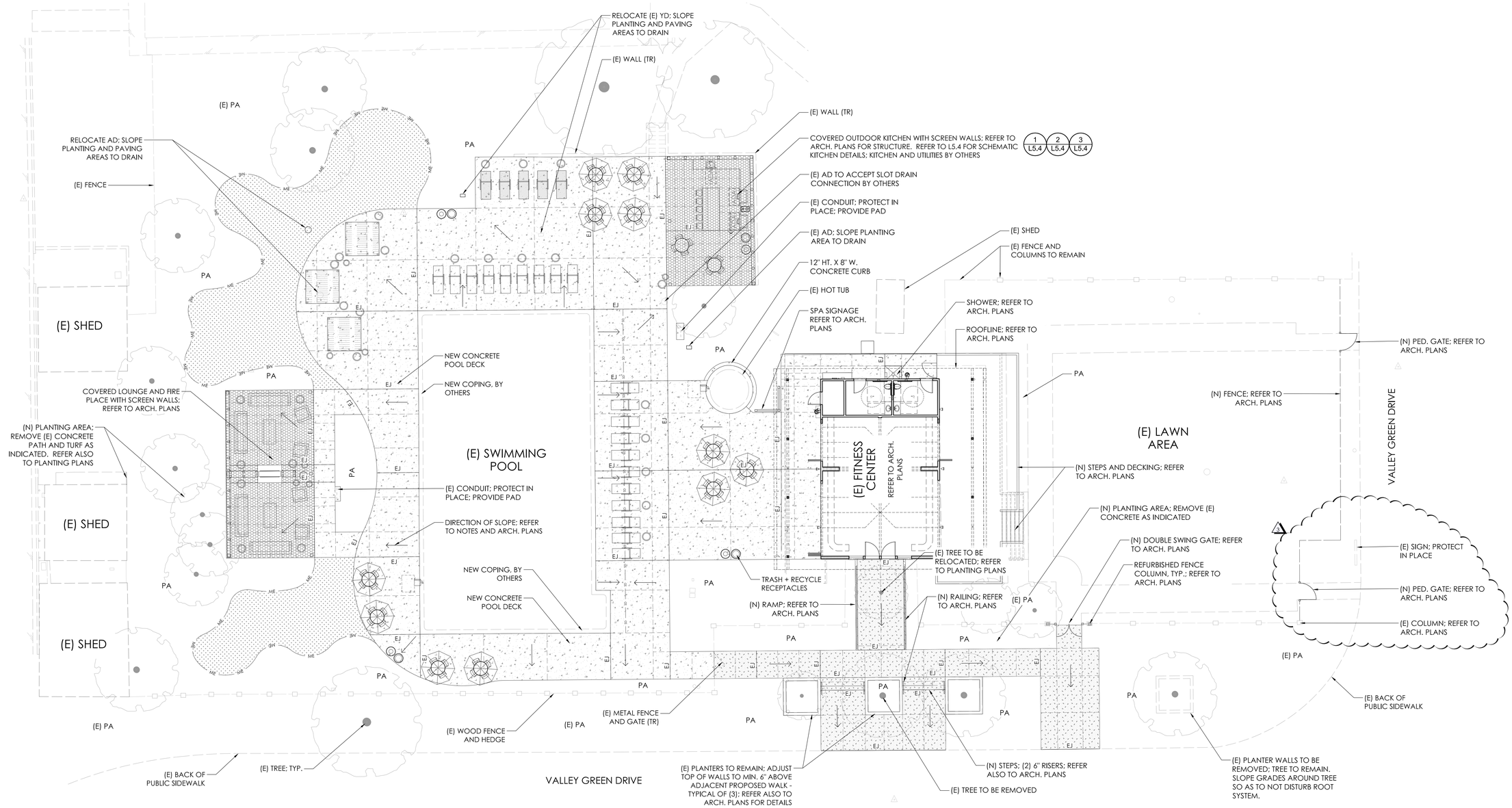
Revisions:

07/20/18
01/28/19
03/29/19 PERMIT SET
1/21/20 PERMIT SET REV.
1 6/18/20 PERMIT/ ASA SET REV.
2 8/12/20 PERMIT/ BUILD. REV.
3 9/25/20 ASA/ PLANNING REV.

AS- BUILT FITNESS CENTER EXTERIOR ELEVATIONS

DATE: 7/9/18
SCALE: 1/4" = 1'-0"
DRAWN: ek

AB2.01



MATERIALS PLAN

0 5' 10' 15' 20'
SCALE: 1" = 10'-0"

MATERIALS LEGEND

Concrete Paving 01 — 2 L5.0 / 3 L5.0
Integral Color: Scofield 3987 Porcelain Gray
Finish: Dayton Superior #05 Micro Etch Top-Cast®
Slope to Planting Areas and adjacent drains between 0.75% and 2%. Refer also to Architectural Plans.

Concrete Paving 02 — 2 L5.0 / 4 L5.0
Color: Match Existing
Finish: Match Existing
Slope to Planting Areas as best possible. Refer also to Architectural Plans.

Concrete Paving 03 — 2 L5.0 / 3 L5.0
Color: Scofield C-14 French Gray
Finish: Dayton Superior #50 Medium Exposure Top-Cast®
Slope to Planting Areas and adjacent drains between 0.75% and 2%. Refer also to Arch. Plans.

Sawcut Control Joint — 5 L5.0
Refer to Sheet L2.0 for Layout, and Detail and Specifications for more information.

Expansion Joint — EJ — 6 L5.0
Refer to Sheet L2.0 for Layout. See detail and verify with Soils Engineer for placement.

Metal Edging — ME — 1 L5.0
Location per Plan. Create smooth and continuous curves. Refer to Detail and Specifications.

Slot Drain with Stainless Steel ADA Cover — SD
By Others. Connect to Adjacent Area Drain.

Lawn Area - Rhizomatous Tall Fescue (RTF)
Refer to Planting Plan and Specifications for details. Slope at min. 2% / max. 5% to drains.

Padded Chaise Lounge
By Others

Chaise Lounge
By Others

8' X 8' Family Cabana — 3 L5.0
Secure to pool deck; provide thickened slab at posts per detail. Refer to Specifications.
Model: Eclipse 8'x8' square with trellis and Roman shade roof, and trellis back wall and right side
Mfr: TUUCI
Finish: Powder coat Satin Silver
Mounting: In-ground security mount per Manufacturer
Furnishings: Per Woodmont Real Estate Services
Refer to Specifications.

Lounge Furniture
By Others

Trash and Recycling Receptacles
One of each Receptacle per Plan.
Model: By Others

Table and Chairs with Umbrella
By Others

Planter Pots
Model: Miles; Large and Medium Size per Plan
Color: Chalk
Finish: Standard
Mfr: Concreteworks
Refer to Specifications

Chairlift
Model: #1000287 Stationary Equipment
Mfr: Lifeguard Lift
Installation Details and Specifications per Mfr.
Refer to Specifications.
36" x 48" Clear Zone

Planting Area — PA
Refer to Planting Plan, Notes and Specifications. Slope as needed to drain at min. 2% / max. 10% to meet existing grades.

Existing Tree
Protect in place existing trees to remain. Relocate trees as indicated. Refer to City Ordinance and Standards for removal and protection details.

REFER TO SHEET L2.0 FOR LAYOUT PLAN AND NOTES
REFER TO SHEET L5.0 FOR SITE DETAILS
REFER TO SHEET L6.0 FOR SPECIFICATIONS

QUADRIGA
landscape architecture and planning, inc.
SACRAMENTO | SANTA ROSA
916.441.2129 | www.quadriga-inc.com

THE VILLAGES AT CUPERTINO

Pool Area Renovation

20875 Valley Green Drive
Cupertino, CA 95014

Stamp

REGISTERED LANDSCAPE ARCHITECT
CHRISTINE TALBOT
#5226
07/09/20
RENEWAL DATE
3/5/2021
DATE
STATE OF CALIFORNIA

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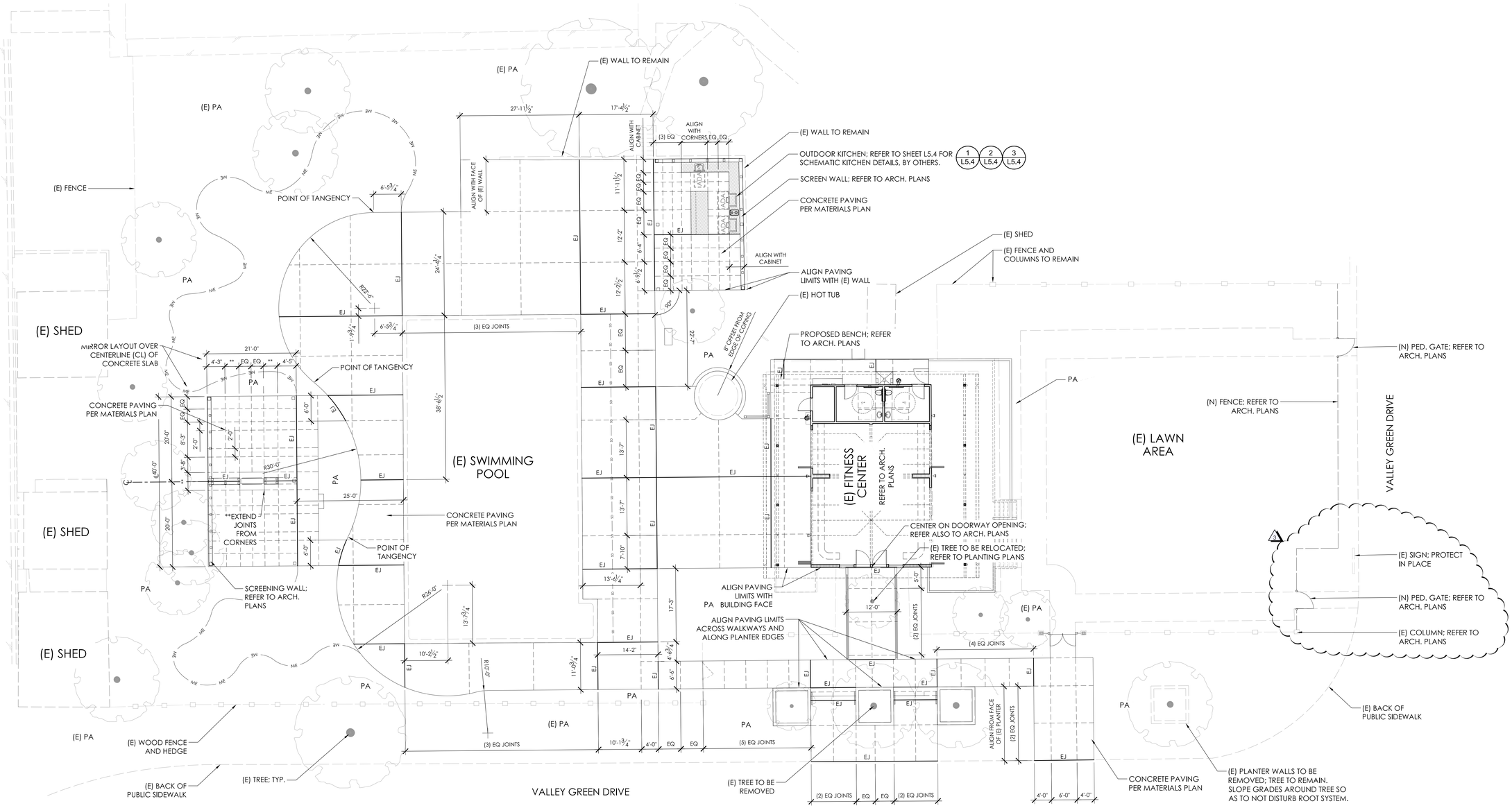
Issuances & Revisions

No.	Description	Date
	Permit Set	3/29/2019
	Permit Set Rev	1/21/2020
	Permit/ASA Set Rev	6/18/2020
	Building Dept Rev	8/12/2020
3	ASA/Planning Rev	9/25/2020

MATERIALS PLAN

Date: 09/25/2020
Project Number: 18-1643

L1.0



LAYOUT PLAN

LAYOUT LEGEND

Sawcut Control Joint
Refer to Detail and Specifications — 5 / L5.0

Expansion Joint
See detail and verify with Soils Engineer for placement. — EJ — 6 / L5.0

Metal Edging
Location per Plan. Create smooth and continuous curves. Refer to Detail and Specifications. — ME — 1 / L5.0

Slot Drain with Stainless Steel ADA Cover
By Others. Connect to Adjacent Area Drain. — SD

Planting Area
Refer to Planting Plan. Notes and Specifications. Slope as needed to drain at min. 2% / max. 10% to meet existing grades. — PA

ADA Clear Space
30" x 48" clear space for universal access at kitchen elements; refer to Sheet L5.4 for details. — ADA

LAYOUT NOTES

1. Contractors shall not scale drawings. Verify all dimensions and conditions in the field. Notify the Owner's representative of any discrepancies on drawings requiring clarification or revision before commencing with the work.
2. Contractor shall protect all existing conditions that are to remain, and secure the property during construction.
3. Verify all existing conditions and utilities in the field. Notify Owner's representative of any discrepancies that may occur.
4. Contractor shall verify and locate all existing underground or underfloor utilities and shall avoid damage to the same.
5. All critical dimensions for existing conditions shall be verified in the field before fabrication or construction of new work.
6. All work is new unless otherwise noted as "existing", "existing to remain", "(E)", or "to remain", "(TR)".
7. All edging and concrete form work is to be laid out with continuous, smooth, and tangential curves per layout plan and points of reference. Adjust as necessary to meet points of tangency for smooth transitions.
8. Extend paving joints from corners of existing and proposed features. Extend across pathways perpendicular to one another as indicated on the plans. Variations may be required to meet existing features and are indicated on the plans. For saw cut joints use hand tools to continue joints to vertical faces so as to not impact/cut/deface any existing vertical surfaces.
9. Any discrepancy discovered by Contractor in these plans or any field conditions discovered by contractor that may delay or obstruct the proper completion of the work per these plans shall be brought to the attention of the Owner's representative immediately upon discovery. Said notification shall be in writing.
10. Construction Contractor agrees that in accordance with generally accepted construction practices, General Contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours.
11. Contractor shall independently review ground, topography, and tree conditions throughout the site, and assume wholly and unconditionally the risk of completing the work set out on these plans, regardless of rock, water table, or other conditions which contractor may encounter in the course of the work.
12. Refer to architecural drawings for rough grading and drainage construction.
13. Any excess materials shall be considered the property of the Contractor and shall be disposed of away from the job site in accordance with applicable local, state and federal regulations, at all times during construction and until final completion.
14. It is the Contractor's responsibility to maintain and use current contract documents for this project, copies of these contract documents shall be available for review by Landscape Architect during site observation.
15. Contractor to locate and install pipe sleeves under paving as needed in order to install irrigation piping according to irrigation plan. Coordinate with Paving Contractor prior to paving installation.
16. Contractor to coordinate electrical and telephone needs for irrigation controller with Electrical Contractor.
17. Contractor to review, adhere to, and comply with all Construction Documentation including written General Notes and Specifications.

REFER TO SHEET L1.0 FOR MATERIALS PLAN
REFER TO SHEET L5.0 FOR SITE DETAILS
REFER TO SHEET L6.0 FOR SPECIFICATIONS

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THE VILLAGES AT CUPERTINO

Pool Area Renovation

20875 Valley Green Drive
Cupertino, CA 95014

Stamp

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER J. FLOOD
#5226
RENEWAL DATE
10/1/2019
DATE
STATE OF CALIFORNIA

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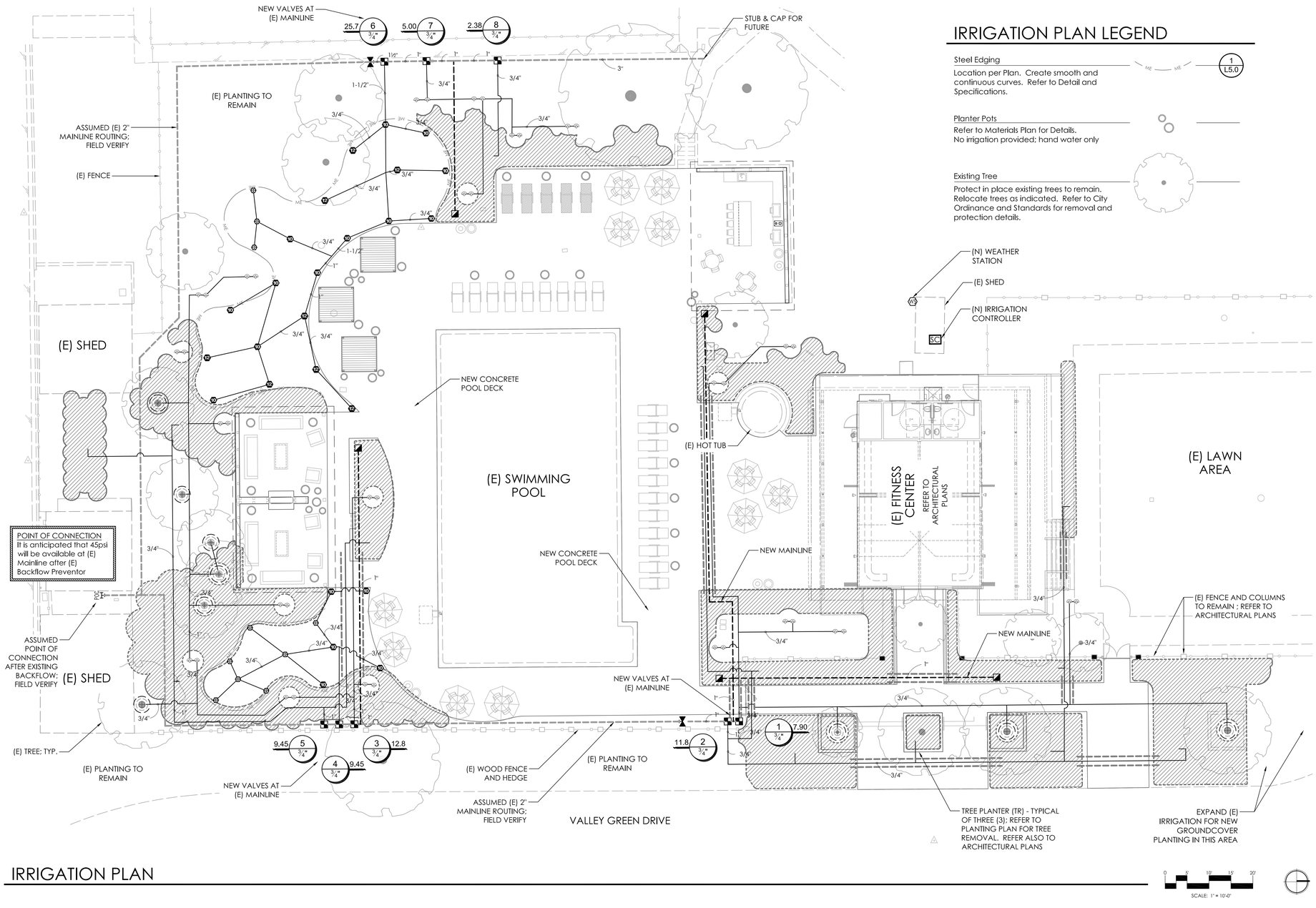
Issuances & Revisions

No.	Description	Date
	Permit Set	3/29/2019
	Permit Set Rev	1/21/2020
	Permit/ASA Set Rev	6/18/2020
	Building Dept Rev	8/12/2020
3	ASA/Planning Rev	9/25/2020

LAYOUT PLAN

Date: 09/25/2020
Project Number: 18-1643

L2.0



IRRIGATION PLAN

IRRIGATION PLAN LEGEND

Steel Edging
Location per Plan. Create smooth and continuous curves. Refer to Detail and Specifications.

Planter Pots
Refer to Materials Plan for Details.
No irrigation provided; hand water only

Existing Tree
Protect in place existing trees to remain. Relocate trees as indicated. Refer to City Ordinance and Standards for removal and protection details.

IRRIGATION NOTES

1. The Landscape Contractor shall inspect the site and verify conditions and dimensions prior to construction.
2. Install irrigation system in accordance with all local codes and ordinances.
3. See details and specifications for procedures, material and installation requirements.
4. Prior to cutting into soil, locate all cables, conduits, sewers, and other utilities or architectural features that are commonly encountered underground and take proper precautions not to damage or disturb such improvements. Any damage made during the installation of the irrigation system of the aforementioned items shall be repaired and/or replaced to the satisfaction of the Owner at the Contractor's own expense.
4. Contractor to minimize disturbance to existing tree roots on site. Cut minor roots (less than 2" in diameter) of trees indicated to remain in a clean and careful manner where such roots obstruct installation of new construction. If any roots greater than 2" are encountered stop work and contact the Owner's representative immediately.
5. The irrigation design is diagrammatic. All piping, valves, etc., shown within paved areas are for design clarification only and shall be installed in planting areas. Main and valves shall be installed in shrub/ground cover areas only. Avoid conflicts with utilities, new planting, new site or architectural elements.
7. All valves shall be placed in existing valve boxes. Add boxes as needed for new/replaced valves. All valve boxes shall be located in groundcover areas whenever possible, and shall be bolted down.
8. Station operation times shall not exceed the soil's infiltration rate as determined by the soils report.
9. All lateral end runs shall be 3/4" size unless otherwise noted.
10. Where pipe sizes have been omitted or there is a conflict, refer to the lateral pipe sizing chart for sizes.
11. Install two spare common and four spare control wires from each controller in a continuous loop through each valve box connected to that controller for future use.
12. Contractor shall coordinate sleeving for irrigation piping with Paving Contractor prior to paving installation. It is the contractor's responsibility for providing appropriate sleeving under hardscape. At each mainline sleeve, provide a separate, appropriate-size sleeve for control/common wiring.
13. The landscape Contractor shall coordinate his work with other trades involved (I.E. Grading, Plumbing and Electrical Contractors).
14. Contractor shall verify all locations and function of existing irrigation equipment and points of connection that are to remain or to connect to new irrigation systems, upon notification of award of contract. Contractor to immediately notify Landscape Architect if any discrepancies are found between plans and existing irrigation conditions.
15. The overall site plan is designed to channel all potential overspray of the irrigation system to planting areas adjacent to the pool deck. Drains are placed within landscape planting areas so water from any potential overspray infiltrates before reaching drains. Drains are located to provide relief from storms and excessive water at the site in those particular events.

IRRIGATION DESIGN
Required Pressure at P.O.C.: 45psi
Required GPM: 26gpm

1. Pressure available downstream of BF should be greater than or equal to 45psi
2. Contractor to contact landscape architect if found to be different and to determine needed pressure regulation devices (i.e., boost pump or regulating valve).

LATERAL SIZING GUIDE

CIRCUIT GPM	PIPE SIZE	PIPE CLASS
0-8 GPM	3/4"	SCH. 40 PVC
9-12 GPM	1"	SCH. 40 PVC
13-22 GPM	1-1/4"	SCH. 40 PVC
23-30 GPM	1-1/2"	SCH. 40 PVC
31-50 GPM	2"	SCH. 40 PVC
51-70 GPM	2-1/2"	SCH. 40 PVC
71-110 GPM	3"	SCH. 40 PVC

CONTROL WIRE SIZING GUIDE

Control/ Common Wire	No. 14	No. 12	No. 10	No. 8
No. 14	1700'	2000'	2400'	2700'
No. 12		2700'	3300'	3800'
No. 10			4800'	5200'
No. 8				6700'

System Operating Flow & Pressure

Maximum flow: 27 GPM
Static Design Pressure: 30 psi
Normal Operating Pressure: 45 psi
Contractor to confirm pressure at point of connection, per plan, prior to the installation of any irrigation equipment.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
10	Rain Bird RD-06-S-P30-U HE-VAN Series	10	Adj	30		8'
10	Rain Bird RD-06-S-P30-U HE-VAN Series	17	Adj	30		10'
12	Rain Bird RD-06-S-P30-U HE-VAN Series	8	Adj	30		12'
	Rain Bird 1804-SAM-PRS-1400 Flood	19	360	30	0.50	3'
	Rain Bird RWS-M-B-C-SOCK-1402	19	360	30	0.50	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Irritrol 2507DK-MF Electric Drip Zone Valve Kit; 3/4" 2507 Valve, Filter, Medium Flow Regulator and Fittings.	8
	On-surface Dripline Rings at Existing Tree Rain Bird XFD-09-12 On-surface Dripline Tree rings 0.9gph on-surface dripline with 12" O.C. emitter spacing at 24" O.C. offset ring-to-ring. Refer to Tree Drip Ring Irrigation Details on Sheets L5.1 and L5.2.	9
	Area to Receive Dripline Rain Bird XFCV-06-18 XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve, 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.	3,547 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter HQ-33DLRC Quick coupler valve, red brass and stainless steel, with 3/4" NPT inlet, 2-piece body.	5
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	2
SC	Rain Bird ESP4-SMTE with (3) ESP-SM6 22 Station Outdoor Smart Modular Control System for Residential and Light Commercial Use. Wall Mount, Tipping Bucket Rain Sensor that Measures Rainfall.	1
	On-site Weather Station Weather Station package with Controller	1
POC	Point of Connection 2"	1
	Irrigation Lateral Line: PVC Schedule 40	1,520 l.f.
	Existing Irrigation Mainline. Assume Size 2". Verify Location and size. Notify Landscape Architect if different. Reuse in existing location. Add new valves as shown. Replace as needed to accommodate new routing.	
	New Irrigation Mainline: PVC Schedule 40 Size per Plans	244.3 l.f.
	Pipe Sleeve: PVC Schedule 40 Min. 4" for Laterals; Min. 6" for Mainline	166.9 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

STATEMENT OF COMPLIANCE

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the irrigation design plan.

PREPARER NAME: Christine Talbot
PREPARER SIGNATURE:
PROFESSIONAL LICENSE: PLA CA #5226

REFER TO SHEET L4.0 FOR PLANTING PLAN AND NOTES
REFER TO SHEET L5.1 AND L5.2 FOR CALCS AND DETAILS
REFER TO SHEET L6.1 FOR IRRIGATION SPECIFICATIONS

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THE VILLAGES AT CUPERTINO
Pool Area Renovation
20800 Valley Green Drive
Cupertino, CA 95014

Stamp

REGISTERED LANDSCAPE ARCHITECT
CHRISTIANE TALBOT
#5226
01/29/20
RENEWAL DATE
STATE OF CALIFORNIA

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Issuances & Revisions

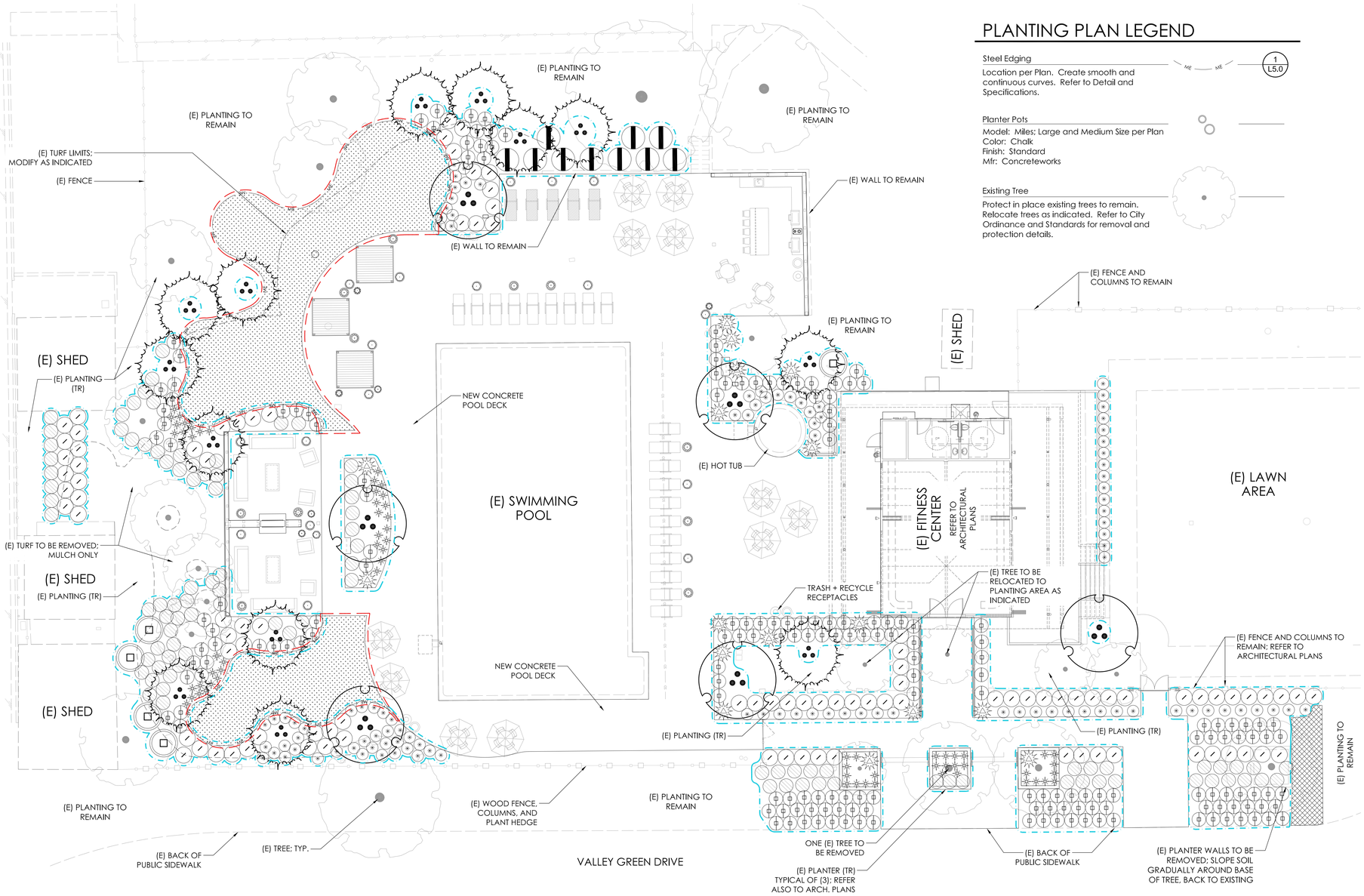
No.	Description	Date
	Permit Set	3/29/2019
	Permit Set Rev	1/21/2020

Key Plan/Consultant Stamp

IRRIGATION PLAN

Date: 01/21/2020
Project Number: 18-1643

L3.0



PLANTING PLAN

0 5' 10' 15' 20'
SCALE: 1" = 10'-0"

PLANTING PLAN LEGEND

Steel Edging
Location per Plan. Create smooth and continuous curves. Refer to Detail and Specifications.

1 / L5.0

Planter Pots
Model: Miles; Large and Medium Size per Plan
Color: Chalk
Finish: Standard
Mfr: Concreteworks

Existing Tree
Protect in place existing trees to remain. Relocate trees as indicated. Refer to City Ordinance and Standards for removal and protection details.

PROJECT INFORMATION

OWNER/APPLICANT
Valley Green Recreation Association, Inc.
Villages at Cupertino 3
c/o Woodmont Real Estate Services
1050 Ralston Avenue
Belmont, CA 94002

APN
326-09-040

PROJECT SCOPE OF WORK
Demolition and removal of 11,656sf of existing concrete paving including pool deck and Village Green Drive frontage/entry. Installation of 10,847sf of concrete paving including concrete pool decking, deck drains, two accessible chair lifts, steps, handrails, and an entry ramp. Installation of low-water use landscape plantings with a rehabilitated high-efficiency drip and spray irrigation system. There is a net reduction in hardscape by 809sf.

Conversion or removal of 4,689sf of existing lawn to new low-water use tree, shrub, groundcover planting, and hardscape, with new WUCOLS compliant irrigation spray heads, smart controller and sensors, and high-efficiency on-grade inline drip irrigation circuits. There is a net reduction in lawn area by 2,458sf.

IRRIGATION SOURCE
Municipal Water System

APPLICABLE CODES
CBC 2016, CPC, CEC, CMC, Californian Energy Code, Cupertino Municipal Code

GRADING NOTE
With the exception of the of the new entryway ramp, walkways, and steps, all pedestrian pavement and pool decking shall be installed with a finish slope of between 0.75% and 2%. See also Note 6, below. For Fitness Center entry access and notes refer to also to Architectural Plans.

PLANTING NOTES

1. The plant list is provided for the convenience of the Contractor. The Contractor shall verify all plant counts and if a discrepancy exists, the plan shall govern.
2. Substitution of specified plant material shall not be made unless otherwise approved by the Landscape Architect. Same genus different species substitutions are acceptable provided the variety is similar in growth habit to the specified plant and water use is the same. Example: Escallonia "Terry" could sub for "Red Elf". Rhaphiolepis can not substitute for Escallonia as they have different water use requirements. Certificates of compliance will not be completed for projects which exceed the water use of specified plant materials until conformance with the water efficient landscape requirements is achieved.
3. Contractor to protect in place all existing trees to remain. Refer to specifications for tree protection notes.
4. Contractor to verify trees and all existing (E) plantings to be removed with Landscape Architect.
5. Contractor to protect all existing improvements to remain including the irrigation system and associated laterals, wiring, mainline, heads.
6. Finish grade in planting areas shall be 4" below the top of adjacent curbs, walks or paved areas. Finish grade shall be smooth and even prior to installation of 3" bark mulch. All landscape areas not covered with live material shall be covered with 3" of bark mulch.
7. Planting areas shall be kept clean and free from all waste materials such as concrete, asphaltic waste, lumber or other such materials. Waste materials shall be removed by excavation of the soil. Replace with clean native top soil.
8. See details and specifications for procedures, material, and installation requirements.
9. Imported top soil (if required) shall be fertile, friable sandy loam of uniform composition. Clay particles shall not exceed 9% by volume. The soil shall be free from subsoil, refuse, roots, rocks over 1" in diameter or other deleterious material. The imported soil shall be capable of sustaining healthy plant life, native top soil shall be used where available prior to importing soil. A soils report shall be provided for all imported top soils, per specifications.
10. Adjacent streets, sidewalks and other areas shall be kept free of mud, dirt or similar nuisances resulting from earthwork operations.
11. Any damaged or destroyed landscaping shall be replaced to the satisfaction of the Owner's Representative.
12. For best results, native plant materials should not have their roots disturbed. For plastic cans, remove bottom of can, place in plant pit and cut sides to remove. Cut metal cans in three places minimum and carefully slide root ball into plant pit, for large plant material, use bottom support as necessary.
13. Contractor to install root barrier at all trees within 5'-0" of pavement, per specifications.
14. Soil sample reports and irrigation water suitability report shall be reviewed by Landscape Architect prior to amending soils, per specifications.

HYDROZONE LEGEND

Low Water Use Hydrozone
Refer also Irrigation Plan L3.0

High Water Use Hydrozone
Refer also Irrigation Plan L3.0

REFER TO SHEET L5.3 FOR PLANTING DETAILS
REFER TO SHEET L6.2 FOR SOIL AND PLANTING SPECIFICATIONS

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE	SPACING	QTY
	Lagerstroemia x `Natchez` / Crape Myrtle	24"box	Low	Per Plan	13
	Pistacia chinensis / Chinese Pistache Multi-Trunk	24"box	Low	Per Plan	6

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE	SPACING	QTY
	Nandina domestica 'Harbour Dwarf' / Dwarf Heavenly Bamboo	1 gal	Low	Per Plan	97
	Phormium tenax `Apricot Queen` / New Zealand Flax	5 gal	Low	Per Plan	17
	Phormium tenax `Tom Thumb` / Dwarf Green Flax	1 gal	Low	Per Plan	68
	Pittosporum tobira `Compactum` / Compact Pittosporum	5 gal	Low	Per Plan	5
	Pittosporum tobira 'Cream De Mint' TM / Cream De Mint Dwarf Mock Orange	1 gal	Low	Per Plan	183
	Xylosma congestum `Compacta` / Compact Xylosma	5 gal	Low	Per Plan	10

ANNUALS/PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE	SPACING	QTY
	Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	1 gal	Low	Planter Pot	4

GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE	SPACING	QTY
	Carex buchananii / Leather Leaf Sedge	1 gal	Medium	Planter Pot	18
	Lomandra longifolia `Breeze` / Dwarf Mat Rush	1 gal	Low	Per Plan	107
	Muhlenbergia capillaris 'Regal Mist' TM / Muhly	1 gal	Low	Per Plan	96

SUCCULENTS	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE	SPACING	QTY
	Senecio mandraliscae `Blue Chalk Sticks` / Senecio	1 gal	Low	Planter Pot	13

GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	WATER USE	SPACING	QTY
	Trachelospermum jasminoides / Chinese Star Jasmine	1 gal	Medium	36" O.C.	161sf
	New Drought Resistant Lawn Rhizomatous Tall Fescue (RTF). Refer to manufacturer specifications for placement, soil preparation and maintenance. Mfr.: Sierra Sod or equal	Sod	High		2,231sf

STATEMENT OF COMPLIANCE

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the landscape design plan.

PREPARER NAME: Christine Talbot
PREPARER SIGNATURE:
PROFESSIONAL LICENSE: PLA CA #5226

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THE VILLAGES AT CUPERTINO

Pool Area Renovation

20875 Valley Green Drive
Cupertino, CA 95014

Stamp

REGISTERED LANDSCAPE ARCHITECT
CHRISTINE TALBOT
#5226
SIGNATURE
REGISTRATION DATE
AUTHORIZATION
DATE
STATE OF CALIFORNIA

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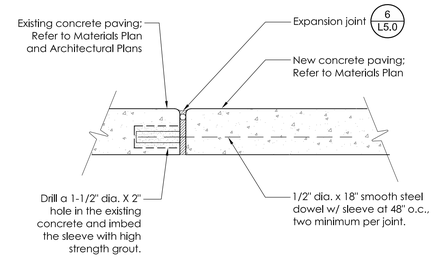
Issuances & Revisions

No.	Description	Date
	Permit Set	3/29/2019
	Permit Set Rev	1/21/2020
	Permit/ASA Set Rev	6/18/2020

PLANTING PLAN

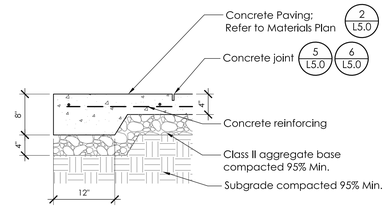
Date: 06/24/2020
Project Number: 18-1643

L4.0



4 CONCRETE JOINT AT EXISTING PAVING

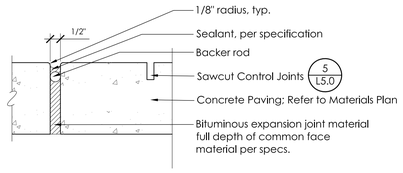
NOT TO SCALE P-RE-VIL-12



NOTES:
Thickened cross-sections are to be used along outside edges of concrete paving and where anchoring is required for site features and furnishings, i.e., Family Cabana.

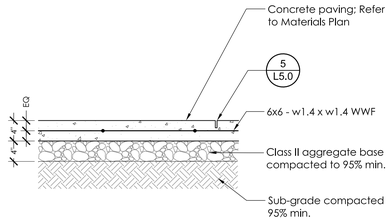
3 PEDESTRIAN CONC. PAVING - THICKENED EDGE

NOT TO SCALE P-RE-VIL-10



6 EXPANSION JOINT

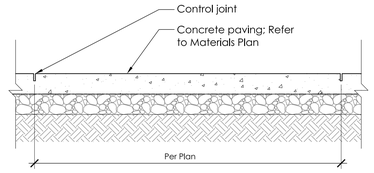
NOT TO SCALE P-RE-VIL-16

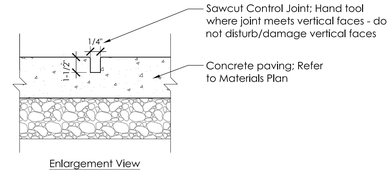


NOTES:
Install expansion joints where new paving meets existing paving, wall and foundations. Additionally, create expansion joints in all new paving per Geotechnical and/or Soils Engineer recommendations. Contractor to submit a 4x4 panel sample of each concrete finish to landscape architect for approval. See Materials, Layout, and Architectural Plans for details. See also Specifications.

2 CONCRETE PAVING - PEDESTRIAN

NOT TO SCALE P-RE-VIL-09

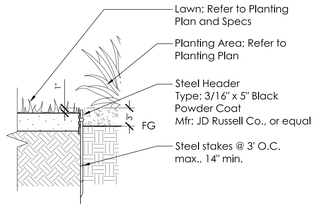




Enlargement View

5 SAWCUT CONTROL JOINT

NOT TO SCALE P-RE-VIL-06



NOTES:
1. Compact grades adjacent to edging to avoid settling.
2. Corners - Cut base of edging up half way and form a continuous corner.
3. Stake on inside of planting area when adjacent to lawn area.

1 METAL HEADER

NOT TO SCALE P-RE-VIL-05

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Issuances & Revisions

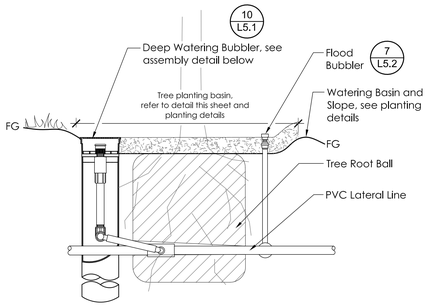
No.	Description	Date
	Permit Set	3/29/2019
	Permit Set Rev	1/21/2020

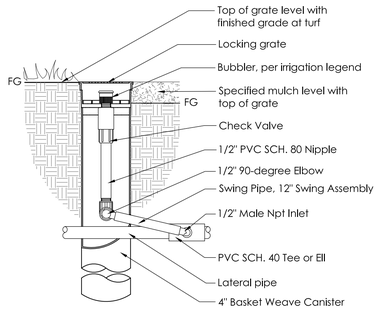
Key Plan/Consultant Stamp

SITE DETAILS

Date: 01/21/2020
Project Number: 18-1643

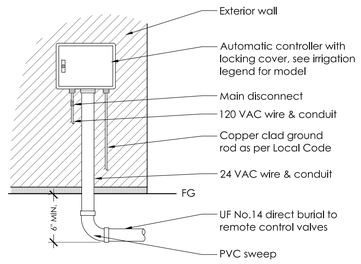
L5.0





11 DEEP WATERING AND SURFACE TREE BUBBLER

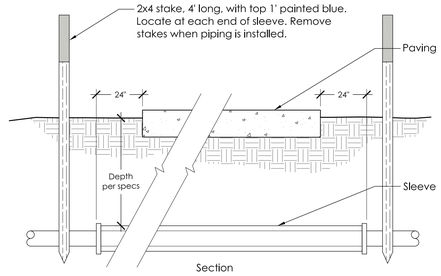
NOT TO SCALE P-RE-VIL-20



Note:
All wiring to be installed as per local code

8 CONTROLLER WALL MOUNT

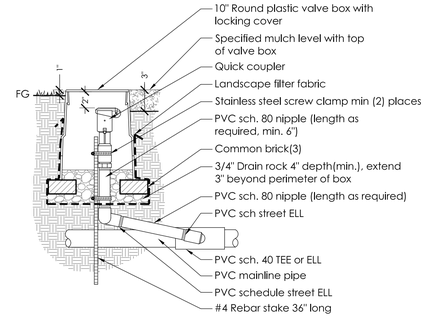
NOT TO SCALE P-RE-VIL-22



Notes:
1. All pipe and fittings to be sch. 40 PVC, see plan for location.
2. Sleeves to be large enough to accept the pipe and fittings to be encased.
3. Provide a separate sleeve for each lateral or main crossing.
4. Provide a separate sleeve for control wire.
5. Tape all ends with duct tape to prevent entry of soil.

7 SLEEVE DETAIL

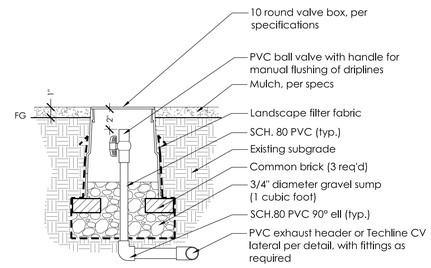
NOT TO SCALE P-RE-VIL-30



Notes:
1. Furnish fittings and piping nominally sized identical to nominal quick coupling valve inlet size.
2. All PVC threads shall have Teflon tape, except at ELL to ELL or ELL to TEE connections.

4 QUICK COUPLER - REBAR

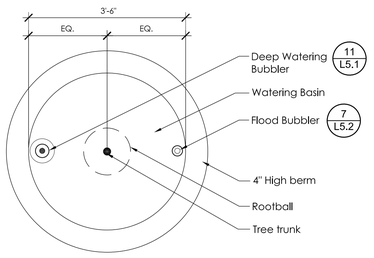
NOT TO SCALE P-RE-VIL-35



NOTE:
Locate flushing ball valves as shown on techline cv layout details, and at low points as req'd by manufacturer.

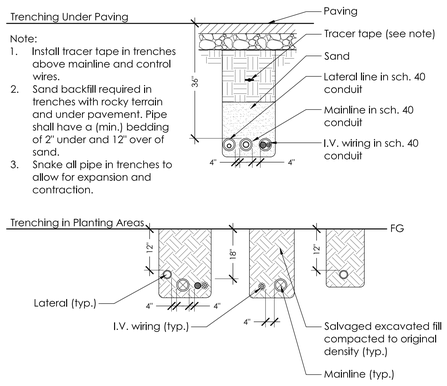
3 TECHLINE FLUSH VALVE

NOT TO SCALE P-RE-VIL-42



10 DEEP WATERING TREE BUBBLER LAYOUT

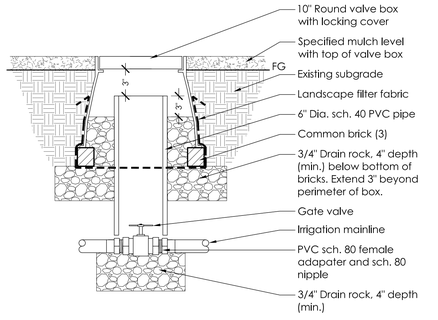
NOT TO SCALE P-RE-VIL-19



Note:
1. Install tracer tape in trenches above mainline and control wires.
2. Sand backfill required in trenches with rocky terrain and under pavement. Pipe shall have a (min.) bedding of 2" under and 12" over of sand.
3. Snake all pipe in trenches to allow for expansion and contraction.

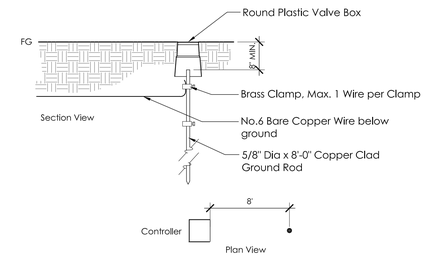
6 PIPE AND TRENCHING

NOT TO SCALE P-RE-VIL-31



2 GATE VALVE

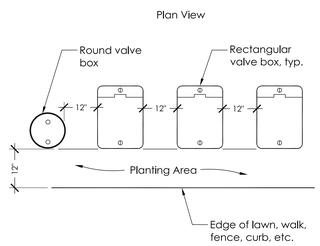
NOT TO SCALE P-RE-VIL-33



NOTES:
1. The grounding grid shall be tested for earth resistance, using a vibra ground, megar, or other approved instrument.
2. The test shall not be run until the grounding grid has been installed for a few weeks and the earth has had an opportunity to "settle" around the rods.
3. The resistance of the grounding grid shall not be greater than 15ohms.
4. If necessary, the grounding grid may need to be treated with salt or other chemicals in order to improve its efficacy. anything over 15ohms renders the surge arrestor of almost no valve in protecting the equipment.
5. Grounding should meet minimum standards and guidelines established by the american society of irrigation consultants.

9 CONTROLLER GROUNDING

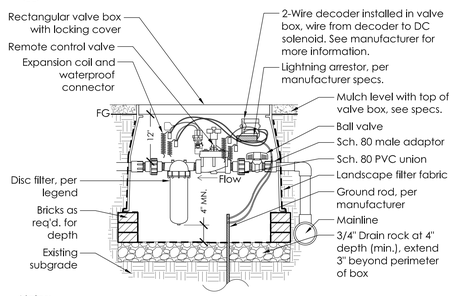
NOT TO SCALE P-RE-VIL-21



Notes:
1. Center boxes over valves.
2. Set boxes in ground cover/shrub area where possible.
3. Set boxes parallel to each other and perpendicular to edge of hardscape.
4. Valve box shall be Pantone 512 for reclaimed water.

5 VALVE BOX DETAIL

NOT TO SCALE P-RE-VIL-34



Notes:
1. Filter position as shown preferred to minimize debris in housing when servicing. Filter may be mounted horizontally or upside-down if needed due to space constraints.
2. Supply PVC sch. 80 nipples as required.
3. Supply jumbo valve box and/or housing extensions as required to fit equipment.
4. Each RCV to receive a permanent metal tag with controller and station number.
5. All decoders must be within 600' of a lightning arrestor and grounding rod. See manufacturer details.

1 REMOTE CONTROL VALVE - DRIP

NOT TO SCALE P-RE-VIL-28

SUMMARY HYDROZONE TABLE

Summary Hydrozone Table		
Hydrozone	Area (Sq. Ft.)	% of Landscape Area
High	2231	28%
Moderate	0	0%
Low	5,723	72%
Total	**7,954**	**100%**

MAWA & ETWU CALCULATIONS

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes
Enter value in Pale Blue Cells
Tan Cells Show Results
Messages and Warnings

Click on the blue cell on right to Pick City Name	San Jose	Name of City
ET_o of City from Appendix A	45.30	ET_o (inches/year)
	2231	Overhead Landscape Area (ft^2)
	6417	Drip Landscape Area (ft^2)
	3042	SLA (ft^2)
Total Landscape Area	11,690	
Results:		
$(ET_o) \times (0.62) \times [(0.45 \times LA) + (1.0 - 0.45) \times SLA)]$	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
ET_o of City from Appendix A	45	ET_o (inches/year)
Total Landscape Area	11,690	LA (ft^2)
Special Landscape Area	3,042	SLA (ft^2)
	18.1	Total annual precipitiation (inches/year)
Enter Effective Precipitation	4.53	Eppt (in/yr)(25% of total annual precipitation)
Results:		
$MAWA = [(ET_o - Eppt) \times (0.62)] \times [(0.45 \times LA) + ((1.0 - 0.45) \times SLA)]$	175,281	Gallons
	23,431.79	Cubic Feet
	234.32	HCF
	0.54	Acre-feet
	0.18	Millions of Gallons

Estimated Total Water Use
Equation: ETWU = $ET_o \times 0.62 \times [((PF \times HA)/IE) + SLA]$; Considering precipitation ETWA = $(ETo-Eppt) \times 0.62 \times [((PF \times HA)/IE) + SLA]$
Enter values in Pale Blue Cells
Tan Cells Show Results
Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.0

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Drip	Low	0.20	140	0.81	35
Zone 2	Drip	Low	0.20	3,198	0.81	790
Zone 3	Drip	Low	0.20	320	0.81	79
Zone 4	Overhead Spray	High	0.75	622	0.75	622
Zone 5	Drip	Low	0.20	2,105	0.81	520
Zone 6	Overhead Spray	High	0.75	1,609	0.75	1,609
Zone 7	Drip	Low	0.20	100	0.81	25
Zone 8	Drip	Low	0.20	554	0.81	137
						3,815
		SLA		3,042		3,042
			Sum	11,690		

Results
MAWA = 175,281
ETWU = 173,356 Gallons
23,174 Cubic Feet
231.74 HCF
0.53 Acre-feet
0.17 Millions of Gallons
ETWU complies with MAWA

Maximum Applied Water Allowance Calculations for New and Rehabilitated Special Landscapes
Enter value in Pale Blue Cells
Tan Cells Show Results
Messages and Warnings

Click on the blue cell on right to Pick City Name	San Jose	Name of City
ET_o of City from Appendix A	45.30	ET_o (inches/year)
Enter SLA	3,042.00	SLA (ft^2)
MAWA calculation incorporating Effective Precipitation (Optional)		
ET_o of City from Appendix A	45.30	ET_o (inches/year)
Speical Landscape Area	3,042.00	SLA (ft^2)
	18.10	
Enter Effective Precipitation	4.53	Eppt (in/yr)
Results:		
$MAWA=(ET_o - Eppt) \times (0.62) \times [SLA)]$	76,901.76	Gallons
	10,280.30	Cubic Feet
	102.80	HCF
	0.24	Acre-feet
	0.08	Millions of Gallons

The ETWU (173,356) is less than the MAWA (175,281), therefore this design complies with the California Code of Regulations Title 23, Waters - Model Water Efficient Landscape Ordinance and the City of Cupertino Water Efficient Landscape Standards.

STATEMENT OF COMPLIANCE

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the irrigation design plan.

PREPARER NAME: Christine Talbot
PREPARER SIGNATURE:
PROFESSIONAL LICENSE: PLA CA #5226

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THE VILLAGES AT CUPERTINO

Pool Area Renovation

20800 Valley Green Drive
Cupertino, CA 95014

Stamp

REGISTERED LANDSCAPE ARCHITECT
CHRISTINE TALBOT
#5226
1/21/2020
RENEWAL DATE
STATE OF CALIFORNIA

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Issuances & Revisions

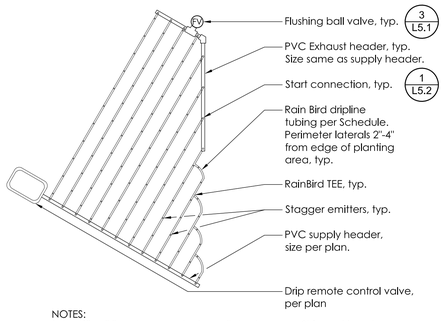
No.	Description	Date
	Permit Set	3/29/2019
	Permit Set Rev	1/21/2020

Key Plan/Consultant Stamp

IRRIGATION CALCULATIONS AND DETAILS

Date: 01/21/2020
Project Number: 18-1643

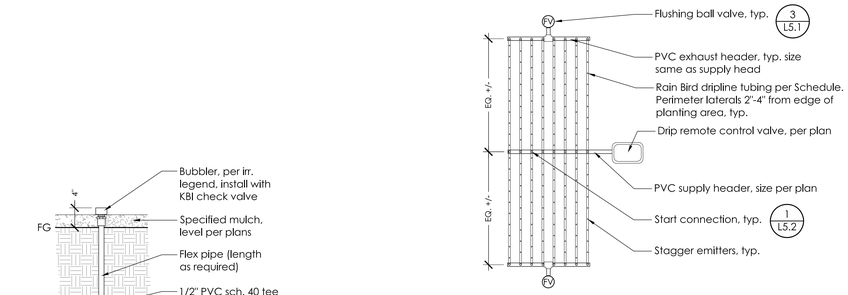
L5.1



NOTES:
1. Affix all lines to ground using soil staples every 3' from drip valve.
2. Rain Bird XFS emitters are pressure compensating and have check valves.
3. See Irrigation Schedule for emitter and row spacing.
4. Install check valves on supply and exhaust headers where elevation meets/exceeds 4-1/2' & as needed to prevent low-head drainage.

4 LAYOUT FOR IRREGULAR AREAS - TRIANGULAR

NOT TO SCALE P-RE-VIL-41



NOTES:
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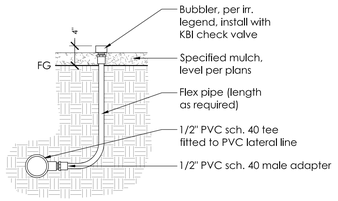
2. Rain Bird XFS emitters are pressure compensating and have check valves.
3. See Irrigation Schedule for emitter and row spacing.
4. Install check valves on supply and exhaust headers where elevation meets/exceeds 4-1/2' & as needed to prevent low-head drainage.

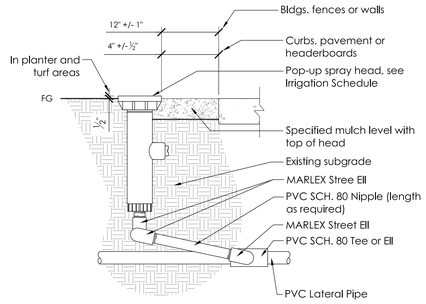
3 DRIPLINE LINEAR LAYOUT

NOT TO SCALE P-RE-VIL-43



7 FLOOD BUBBLER

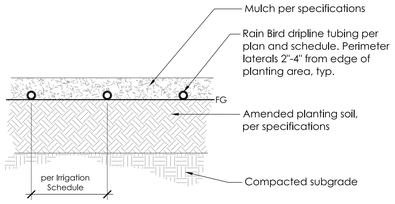
NOT TO SCALE P-RE-VIL-38



NOTES:
1. All pvc threads shall have teflon tape, except at ell to ell or ell to tee connections.
2. Install sprinkler heads 3" minimum from all walks, curbs and headers, or 24" minimum from non-permable surfaces indicated on irrigation plans.

6 POP-UP SPRAY HEAD

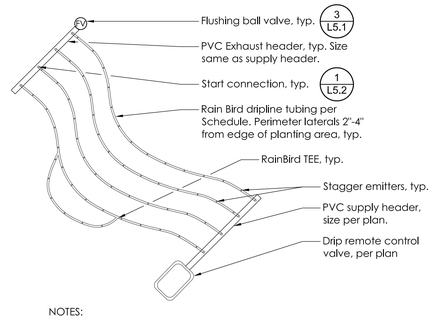
NOT TO SCALE P-RE-VIL-36



NOTE:
Install dripline tubing at finish grade, staple in place, per layout detail, then cover with mulch layer per planting details and specifications.

2 RAIN BIRD DRIPLINE ON-GRADE INSTALLATION

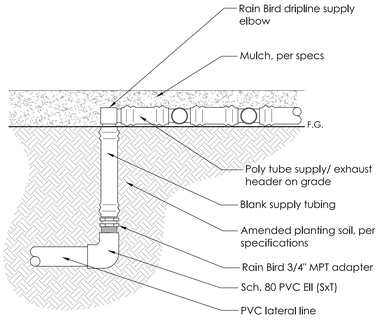
NOT TO SCALE P-RE-VIL-53



NOTES:
1. Affix all lines to ground using soil staples every 3' from drip valve.
2. Rain Bird XFS emitters are pressure compensating and have check valves.
3. See Irrigation Schedule for emitter and row spacing.
4. Install check valves on supply and exhaust headers where elevation meets/exceeds 4-1/2' & as needed to prevent low-head drainage.

5 DRIPLINE LAYOUT FOR IRREGULAR AREAS - CURVES

NOT TO SCALE P-RE-VIL-39



1 DRIPLINE START CONNECTION ON GRADE

NOT TO SCALE P-RE-VIL-44

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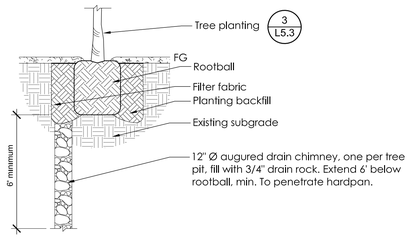
Key Plan/Consultant Stamp

IRRIGATION DETAILS

Date: 01/21/2020
Project Number: 18-1643

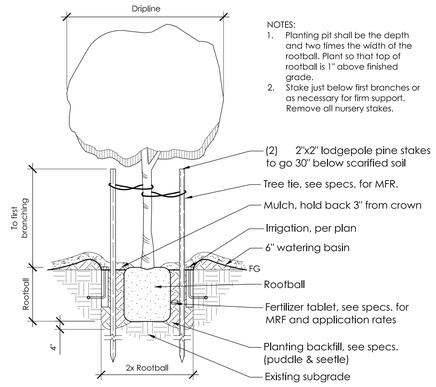
L5.2



Notes:
1. Drainage required only for tree pits failing tree pit drainage test as described in the specifications.
2. Contractor to repeat tree pit drainage test after installation of drain chimney to ensure proper drainage.

4 TREE PIT DRAINAGE CHIMNEY

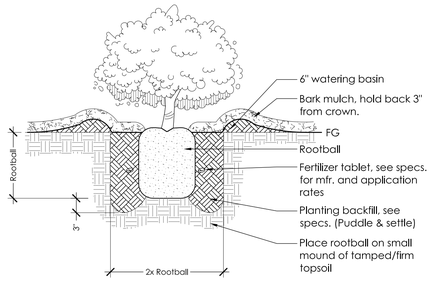
NOT TO SCALE P-RE-VIL-17



NOTES:
1. Planting pit shall be the depth and two times the width of the rootball. Plant so that top of rootball is 1" above finished grade.
2. Stake just below first branches or as necessary for firm support. Remove all nursery stakes.

3 TREE PLANTING WITH IRRIGATION

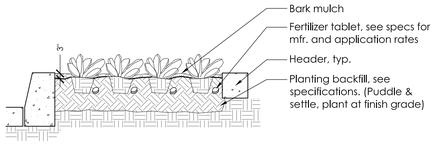
NOT TO SCALE P-RE-VIL-15

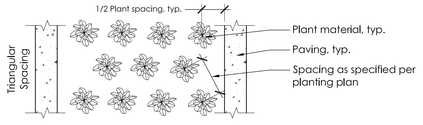


Note:
Planting pit shall be the depth and two times the width of the root ball. Plant so that top of rootball is 1" above finished grade. Remove all nursery stakes.

2 SHRUB PLANTING

NOT TO SCALE P-RE-VIL-14

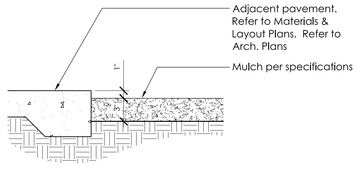




Notes:
1. Rip or scarify top 12" of subgrade prior to planting.
2. Add amendments and fertilizer per soils report and specifications.
3. Rototill amendments and fertilizer into top 12" of topsoil or per soils report.
4. Plant groundcover: triangular spacing (see plan).
5. Add 3" of bark mulch.
6. Landscape fabric per specifications.

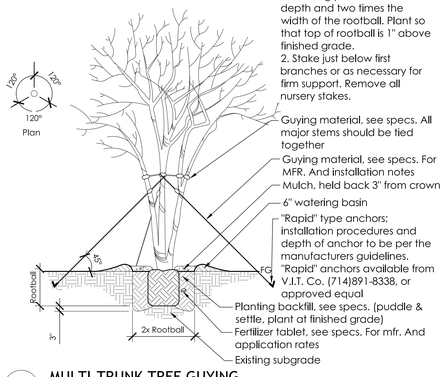
1 GROUND COVER PLANTING AND PLANT SPACING

NOT TO SCALE P-RE-VIL-13



6 MULCH

N.T.S. P-RE-VIL-45



NOTES:
1. Planting pit shall be the depth and two times the width of the rootball. Plant so that top of rootball is 1" above finished grade.
2. Stake just below first branches or as necessary for firm support. Remove all nursery stakes.

5 MULTI-TRUNK TREE GUYING

NOT TO SCALE P-RE-VIL-18

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L5.3